

# NOTICE

A Quorum of Board of Education Members  
of  
Diamond Lake School District 76

may be in attendance at the  
Regular Meeting  
At  
Virtual Meeting  
26156 N Acorn Lane  
Mundelein, Illinois 60060

on  
Tuesday, March 16, 2021 at 7:00 PM

- I. Call to Order / Roll Call
- II. Pledge of Allegiance
- III. Public Comments (Agenda Items Only)
- IV. Presentations
  - A. 3rd Trimester Teaching and Learning Plan Update 3
- V. Business Agenda
  - A. Administrative: Approve Omnibus Vote Agenda **Action** 16
  - B. Personnel: Approve Personnel Items **Action** 72
    - 1. Leave of Absence:  
Kate Galinovskiy; WOIS; Speech & Language Pathologist;  
SY2021-2022
    - 2. Resignation(s):  
Sean Hoyer; WOIS; Social Worker; Effective 4.16.2021
    - 3. Informational: Position Change  
Katie Levy; WOIS; 3rd-5th STEAM Teacher; Effective 8.16.2021
  - C. Administrative: Approve TIF Resolution **Action** 73

D. Administrative: Approve 3rd Trimester Teaching and Learning Plan <b>Action</b>	154
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VI. Board Discussion	
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VIII. Notices and Communications	
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IX. Public Comments and Petitions (Non-Agenda Items)	
X. Others	
A. BOE Training Dates: June 16 and June 17, 5-7 p.m. June 16 - Legal Overview June 17 - District Overview	
B. In-Person Meeting Feedback	
XI. Adjournment	



# Diamond Lake School District 76

**Embrace Empower Excel** Each Child Each Day

## Roadmap: Return to School- 3rd Trimester Update

3.16.21

Hoja de Ruta: Regreso a la Escuela- Actualizacion del Tercer Trimestre

16 de marzo 2021





# Decision Making Priorities / Prioridades de Decisiones

**Priority One:** Account for the extended safety, health and welfare of our students and staff.

**Priority Two:** Provide rigorous and relevant teaching and learning experiences for all students.

**Priority Three:** Provide social/emotional learning support, connections and resources.

**Priority Four:** Communicate clearly.

**Prioridad Uno:** Tener en cuenta la seguridad, la salud y el bienestar extendido de nuestros estudiantes y personal.

**Prioridad Dos:** Proporcionar experiencias de enseñanza y aprendizaje rigurosas y relevantes para todos los estudiantes.

**Prioridad Tres:** Proporcionar apoyo de aprendizaje social/emocional, conexiones y recursos.

**Prioridad Cuatro:** Comunicar claramente.



# Updated Guidance/ Guías Actualizadas

## Updated ISBE Guidance 3.9.21:

- Social distance for in-person learning is now defined as 3 to 6 feet for students and fully vaccinated staff
- Maintaining 6 feet remains the safest distance, but **schools can operate at no less than 3 feet in order to provide in-person learning**
- Schools and districts should require self-certification and verification for all staff, students and visitors prior to entering school buildings

## **Continue with Mitigation Strategies:**

- Universal and correct use of appropriate personal protective equipment (PPE), including face masks;
- Social distancing be observed, as much as possible;
- Contact tracing in combination with isolation of those with suspected or confirmed COVID-19 and quarantine of close contacts, in collaboration with the local health department;
- Increased schoolwide cleaning and disinfection and maintenance of healthy environments; and
- Promote and adhere to handwashing and respiratory etiquette

## Actualizada Guía de ISBE 9 de marzo 2021:

- La distancia social para el aprendizaje en persona ahora se define como de 3 a 6 pies para estudiantes y personal completamente vacunado(s)
- Mantener 6 pies sigue siendo la distancia más segura, pero las **escuelas pueden operar a no menos de 3 pies para proporcionar aprendizaje en persona**
- Las escuelas y los distritos deben requerir la autocertificación y verificación de todo el personal, los estudiantes y los visitantes antes de entrar a los edificios escolares.

## **Continuar con las Estrategias de Mitigación:**

- Uso universal y correcto de equipo de protección personal (PPE) apropiado, incluyendo las máscaras;
- Se debe observar el distanciamiento social, en la medida de lo posible;
- Rastreo de contactos en combinación con aislamiento de aquellos con COVID-19 posible o confirmado y cuarentena de contactos cercanos, en colaboración con el departamento de salud local;
- Aumentar limpieza y desinfección en toda la escuela y mantenimiento de ambientes saludables; y
- Promover y adherirse al lavado de manos y la etiqueta respiratoria



# Data Based Decisions/ Decisiones Basadas en Datos

	<b>EC</b>	<b>PreK</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	
<b>Distance Learning Academy</b> Academia de Aprendizaje a Distancia	4	10	31	33	36	35	24	29	33	44	36	<b>315</b>
<b>In-Person Learning</b> Aprendizaje Híbrido En Persona	8	10	66	50	41	55	56	61	59	59	52	<b>517</b>
<b>Require D76 Transportation</b> Requerir Transportación del Distrito 76	5	9	51	30	28	33	36	36	38	35	30	<b>331</b>



# Updated Model/ Modelo Actualizado

## 3rd Trimester Teaching and Learning Proposal/Plan: April 12-June 4, 2021

### In-Person Learning (IPL):

- Return physically to school buildings/classrooms  
**5 days/week**
- Follow the typical school day schedule
- Instructional delivery: live instruction, simultaneous and in alignment with Remote Learning
- Maintain mitigation strategies, health and safety guidelines

### Remote Learning (DLA):

- Receive full-time distance learning through their assigned school
- Follow the typical school day schedule
- Not physically attend school, but will participate in school-based learning virtually from home
- Instructional delivery: live, virtual instruction, simultaneous and in alignment with In-Person Learning

## Propuesta/Plan de Enseñanza y Aprendizaje del Tercer Trimestre: 12 de abril - 4 de junio 2021

### Aprendizaje en Persona (IPL):

- Regresar físicamente a los edificios escolares/clases  
**5 días a la semana**
- Seguir el horario escolar normal
- Entrega de instrucción: instrucción en vivo, simultánea y en alineación con el Aprendizaje Remoto
- Mantener estrategias de mitigación, reglas de salud y seguridad

### Aprendizaje Remoto (DLA):

- Recibir aprendizaje a distancia de tiempo completo a través de la escuela asignada
- Seguir el horario típico del día escolar
- No asistirá físicamente a la escuela, pero participará en el aprendizaje basado en la escuela virtualmente desde el hogar
- Entrega de Instrucción: en vivo, instrucción virtual, simultánea y en alineación con el aprendizaje en persona



# D76 School Day / Dia Escolar D76



**Diamond Lake School**  
**Escuela Diamond Lake**

**7:40 am - 2:25 pm**



**West Oak Intermediate School**  
**Escuela Intermedia West Oak**

**8:00 am - 2:55 pm**



**West Oak Middle School**  
**Escuela Secundaria West Oak**

**8:25 am - 3:25 pm**



# Updated Schedule / Horario Actualizado

- Concurrent Learning and Curriculum for both in-person and remote learners
- Students will be taught by their regular classroom teachers\*
- K-4th grade in person learning technology will keep devices in school; and will follow **Dynamic IT Protocol**
- Consistent Weekly Schedule for Students and Family Planning (**3rd Trimester Calendar**)

M	T	W	TH	F
IPL and Remote Learning				

- Plan de Estudios y Aprendizaje Concurrente para los estudiantes en persona y a distancia
- Los estudiantes serán enseñados por sus maestros/maestras de clases regulares. \*
- Tecnología de aprendizaje en persona de grados K-4 mantendrán los dispositivos en la escuela; y seguirán el **Protocolo Dinámico de IT**
- Horarios Semanales Consistentes para Estudiantes y Planificación Familiar (**Calendario del Tercer Trimestre**)

M	T	W	TH	F
Aprendizaje en Persona y Aprendizaje Remoto				



# Updated Operations/ Operaciones Actualizadas

## Lunch/Recess:

- **DLS:** Kindergarten will remain the same. 1st and 2nd grade lunch period will be split: 2nd graders will have lunch first and the 1st graders will have recess first.
- **WOIS:** Each lunch period/grade will be split. One group eats first while the other has recess and then they will switch.
- **WOMS:** Each lunch period/grade will be split. One group eats first while the other has recess and then they will switch.

## Band/Choir:

- **WOMS/WOIS:** Locations for band and choir will be subject to change in order to accommodate all students and adhere to guidance.

## Covid Testing:

- Test symptomatic staff and/or students using the BinaxNOW COVID-19 antigen test. Staff/parental consent is required prior to administering the test.

## Almuerzo/Recreo:

- **DLS:** Kindergarten seguirá siendo el mismo. El período de almuerzo de 1er y 2do grado se dividirá: los de grado 2 tendrán almuerzo primero y los de grado 1 tendrán el recreo primero.
- **WOIS:** Cada período de almuerzo/grado se dividirá. Un grupo come primero mientras que el otro tiene recreo y luego cambiarán.
- **WOMS:** Cada período de almuerzo/grado se dividirá. Un grupo come primero mientras que el otro tiene recreo y luego cambiarán.

## Banda/Coro:

- **WOMS/WOIS:** Las ubicaciones de la banda y el coro estarán sujetas a cambios para acomodar a todos los estudiantes y cumplir con las guías.

## Prueba de Covid:

- Dar prueba al personal sintomático y/o estudiantes usando la prueba antigénica BinaxNOW COVID-19. Se requiere el consentimiento del personal o de los padres antes de administrar la prueba.



# Looking Ahead/ Mirando Hacia Adelante

- **3.16.21:** BOE Action on Third Trimester Teaching and Learning Plan/Proposal as Presented
- **3.29.21-4.9.21:**
  - Continue with Current A/B Hybrid Model due to potential Spring Break travel
  - Maintain FDLA and SPED students; 4 days/week
- **4.12-6.4.21:** Students return to 5 days/week In-Person Learning OR Continue with Remote Learning
  - **3rd Trimester: Return to School Roadmap**
  - **3rd Trimester: Calendar**
  - **3rd Trimester Health and Safety Plan**
- **3.16.21:** Acción de la Junta Educativa sobre el Plan/Propuesta de Enseñanza y Aprendizaje del Tercer Trimestre tal como se presentó
- **29 de marzo-9 de abril 2021:**
  - Continuar con el Modelo Híbrido A/B Actual debido a posibles viajes durante las Vacaciones de Primavera
  - Mantener a los estudiantes de FDLA y SPED; 4 días a la semana (FDLA: Aprendizaje a Distancia Facilitada; SPED: Educación Especial)
- **12 de abril-4 de junio 2021:** Los estudiantes regresan al Aprendizaje en Persona 5 días a la semana O continúan con el Aprendizaje Remoto
  - **Tercer Trimestre: Hoja de Ruta de Regreso Escolar**
  - **Tercer Trimestre: Calendario**
  - **Tercer Trimestre: Plan de Salud y Seguridad**

Click [here](#) if you are having trouble viewing this message.



## Illinois State Board of Education

Office of the Superintendent

Dear Colleagues:

The Illinois Department of Public Health and the Illinois State Board of Education today released [Revised Public Health Guidance for Schools](#). This joint guidance from ISBE and IDPH and makes important updates to the essential, layered mitigation strategies that facilitate the safe return to in-person instruction. This updated joint guidance prevails in the event that any of it is in conflict with guidance previously issued by IDPH and ISBE. It reflects what we have learned about the transmission of COVID-19 in school settings, as more students in Illinois and across the country have returned safely to in-person learning during the 2020-21 school year. **This joint guidance supports the return to in-person instruction as soon as practicable in each community.**

The Revised Public Health Guidance for Schools is precipitated by the Centers for Disease Control and Prevention's recently released and updated guidance that reinforces that schools are an important part of community infrastructure, that in-person instruction promotes learning recovery along with the well-being of students and families, and that schools therefore "should be the last settings to close ... and the first to reopen when they can do so safely."

Regardless of the level of community transmission, all schools must use and layer the following five essential mitigation strategies that are key to safely delivering in-person instruction and mitigating COVID-19 transmission in schools:

1. Require universal and correct use of appropriate personal protective equipment (PPE), including face masks;
2. Require social distancing be observed, as much as possible;
3. Require contact tracing in combination with isolation of those with suspected or confirmed COVID-19 and quarantine of close contacts, in collaboration with the local health department;
4. Require an increase in schoolwide cleaning and disinfection and maintenance of healthy environments; and
5. Require promotion and adherence to handwashing and respiratory etiquette.

In-person instruction should be prioritized over extracurricular activities, including sports and school events, to minimize risk of transmission in schools and protect in-person learning. Toward this goal, capacity limits for in-person learning, including non-academic school hour activities such as lunch, are now determined by the space's ability to accommodate social distancing, and not a set capacity limit number or percentage. Bus capacity remains at no more than 50 people per bus.

Additionally, IDPH is revising the recommendation for social distancing for in-person learning. Social distance for in-person learning is now defined as 3 to 6 feet for students and fully vaccinated staff. Maintaining 6 feet remains the safest distance, but schools can operate at no less than 3 feet in order to provide in-person learning. Unvaccinated staff should maintain 6 feet social distance as much as possible because adults remain more susceptible to infection than children. Strict adherence to social distancing must be maintained when face masks are removed in limited situations and monitored by school staff.

Further, IDPH and the CDC no longer recommend symptom screenings on the school grounds, but schools may continue this practice if preferred. Schools and districts should require self-certification and verification for all staff, students, and visitors prior to entering school buildings.

Consistent with the updated guidance from the CDC, families of students who are at increased risk of severe illness (including those with special health care needs) or who live with people at increased risk must be given the option of remote instruction.

The past year has been a long, challenging road for all of us. In March of last year is when we had to make the difficult decision to suspend in-person instruction statewide. One year later, I am grateful and encouraged to see us rounding the corner. Day by day, more and more districts on our [COVID-19 dashboard](#) move into the hybrid and in-person learning columns. More and more teachers are receiving the vaccine, and our positivity rates are below 3 percent. Everyone who works in our schools – you are all heroes for leading us through this pandemic. Thank you.

Sincerely,



Dr. Carmen I. Ayala  
State Superintendent of Education  
Illinois State Board of Education

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The Illinois State Board of Education is the State Education Agency for Illinois. Our mission is to provide each and every child with safe and healthy learning conditions, great educators, and equitable opportunities by practicing data-informed stewardship of resources and policy development, all done in partnership with educators, families, and stakeholders.

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# Diamond Lake School District 76

Embrace Empower Excel Each Child Each Day

BOARD OF EDUCATION  
BUSINESS MEETING  
Tuesday, March 16, 2021

The resolution is being submitted for approval at the Business Meeting on March 16, 2021.

## AGENDA ITEM V-A

### Administrative: Review Omnibus Vote Agenda

Items under the Omnibus Vote Agenda are considered routine and/or non controversial and will be approved by one motion. If any one Board member, staff, administrator, or citizen wishes to have a separate vote on any item or items, that item or items will be pulled from the Omnibus Vote Agenda and voted on separately.

**BE IT RESOLVED**, that the Diamond Lake 76 Board of Education accepts and approves the Omnibus Vote Agenda, Items A thru E as listed:

A. Approval of Minutes

Business Meeting Minutes	2/16//2021
Committee of the Whole Meeting Minutes	3/2/2021

B. Approve Destruction of Audio Recordings of Executive Session Minutes:  
7/23/2019

C. Acceptance of Treasurer’s Report 2/2021

D. Approval of Payrolls 2/15/2021, 2/28/2021\*

E. Approval of Current Bills:

Education Fund:	\$	200,676.34
Operations/Maintenance Fund:	\$	68,230.49
Debt Service Fund:	\$	4,038.48
Transportation Fund	\$	81,655.70
Capital Outlay	\$	2,367.50
<u>Life Safety:</u>	<u>\$</u>	<u>2,894.58</u>
TOTAL	\$	368,441.75

\*Pre-approval of Payrolls not to exceed \$400,000.00 each.

**Diamond Lake School District 76 Board of Education**  
**Business Meeting Minutes**  
**Tuesday, February 16, 2021**  
**Virtual Meeting, 26156 N Acorn Lane, Mundelein, IL 60060**

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**CALL TO ORDER / ROLL CALL Business Meeting**

Ms. Hail called the Business Meeting to order on Tuesday, February 16, 2021, at 7:00 PM. Ms. Kwon called the roll; answering "Present", Ms. Hail, Mr. Hauptman, Mr. Kondela, Ms. Kwon, Mr. Lozada, Ms. Sullivan; Absent: Mr. Armenta

Also attending the meeting remotely: Superintendent, Dr. Sharma-Lewis; Director of Technology, Mr. Hansen; Recording Secretary, Ms. Bischoff; Associate Superintendent For Instruction & Personnel, Dr. Juracka; Director of Finance and Operations/CSBO: Mr. Rogers; Building Principals: Dr. Fredericks, Mr. Preble, Mr. Cunningham; Assistant Principal: Brandon Pedersen; Special Services Coordinator, Mr. Dole. Guest Presenter: Amanda Orenchuk , Village of Mundelein.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

None

**PRESENTATIONS**

**Proposed Oak Creek/Townline TIF (TIF IV).**

Amanda Orenchuk, Community Development Director for the Village of Mundelein presented information to the BOE regarding the proposed Oak Creek/Townline TIF. The project was explained in full detail and information was given regarding the community impact and possible impact on the school district in regard to additional students who would be enrolling and potential EAV dollars. The presentation that was shared will be forwarded to Dr. Sharma-Lewis for the board to review in more detail. Questions posed during the presentation were answered by Ms. Orenchuk.

At the February 10 Joint Review Board meeting, the project was given approval from all the taxing bodies. D76 abstained on this vote. There will be a public hearing on April 12 with an anticipated adoption date for the TIF on April 26.

Mr. Rogers will follow up with the BOE regarding the impact that existing TIFs have had on the school district.

Ms. Orenchuk indicated that the BOE is not required to do anything, but if it wishes to take a stand in regard to the project, she asked that the BOE draft a letter/resolution stating the position and that will be presented during the public hearing.

**BUSINESS AGENDA**

**Administrative: Approve Omnibus Vote Agenda**

Ms. Hail read the following resolution:

**Items under the Omnibus Vote Agenda are considered routine and/or non controversial and will be approved by one motion. If any one Board member, staff, administrator, or citizen wishes to have a separate vote on any item or items, that item or items will be pulled from the Omnibus Vote Agenda and voted on separately.**

**BE IT RESOLVED, that the Diamond Lake 76 Board of Education accepts and approves the Omnibus Vote Agenda, Items A thru E as listed:**

A. Approval of Minutes	17	
Combined Meeting Minutes		1/19/2021
Committee of the Whole Meeting Minutes		2/2/2021

B. Approve Destruction of Audio Recordings of Executive Session Minutes:  
6/4/2019, 6/18/2019

C. Acceptance of Treasurer's Report 1/2021

D. Approval of Payrolls 1/15/2021. 1/30/2021\*

E. Approval of Current Bills:

Education Fund:	\$	255,448.13
Operations/Maintenance Fund:	\$	102,181.93
Debt Service Fund:	\$	2,813.48
Transportation Fund	\$	318,789.81
Capital Outlay:	\$	28,060.10
<u>Life Safety</u>	<u>\$</u>	<u>3,102.45</u>
TOTAL	\$	710,395.90

\*Pre-approval of Payrolls not to exceed \$400,000.00 each.

**Mr. Lozada moved to approve the Omnibus Vote Agenda; Mr. Kondela seconded the motion. Roll Call Vote: "Aye," Mr. Lozada, Mr. Kondela, Ms. Hail, Mr. Hauptman, Ms. Kwon, Ms. Sullivan; "Nay," none; Absent: Mr. Armenta Motion carried.**

**Personnel: Approve Resolution for Personnel Items: Action**

The resolution is being submitted for approval at the Business Meeting on Tuesday, February 16, 2021.

**BE IT RESOLVED**, the Diamond Lake 76 Board of Education accepts and approves the Personnel Items as depicted on the Agenda:

**1. New Hire(s):**

Employee	School	Position	Effective Date
Mac Cormac, Michael	WOMS	8th Grade Social Studies Teacher LOA	2.4.2021
Schoenberg, Mark	WOMS	7th Grade Math Teacher 20-21 SY	2.22.2021

**Informational:**

Employee	School	Position	Effective Date
Navarette, Sireyna	DLS	Long Term Sub, Innovation Center	2.10.2021

**Ms. Sullivan moved to approve the Personnel Items; Ms. Hauptman seconded the motion. Roll Call Vote: "Aye," Mr. Kondela, Ms. Sullivan, Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Lozada; "Nay," none; Absent: Mr. Armenta. Motion carried.**

**Administrative: Release of Executive Session Minutes**

**Motion to release all closed session minutes from Board Meetings held between January 2020-December 2020. The list of Executive Session Minutes is:**

2.4.2020; 2.18.2020; 6.9.2020; 6.23.2020; 7.21.2020; 10.20.2020; 11.10.2020; 11.17.2020

**Mr. Lozada moved to approve the Release of Executive Session Minutes; Mr. Kondela seconded the motion. Roll Call Vote: "Aye," Mr. Kondela, Ms. Sullivan , Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Lozada; "Nay," none; Absent: Mr. Armenta. Motion carried.**

**Administrative: Review 2021-2022 School Calendar**

Dr. Sharma-Lewis presented the proposed 2021-2022 School Year calendar. The calendar is aligned with the Mundelein and Stevenson High School winter and spring breaks. A comparison of both high school calendars alongside the D76 calendar was provided for review. This calendar will be recommended for approval by the BOE at the March 2, 2021 meeting.

**Administrative: Approve Summer 2021 Life Safety Project Action**

Mr. Rogers walked through the recommendations submitted by Wold architects. The project has already received approval from the architect and ISBE. There is currently \$550,000 in the life safety fund balance. We received \$200,000 in an emergency relief grant earlier this year and we have just been notified that we will receive another \$800,000 in the second round of the relief grant.

The project will replace the ventilators at DLS and the chiller at WOC.

Questions:

Mr. Lozada asked Mr. Rogers to expand on the ventilators and how they operate. Replacement of the ventilators will allow for more purification of the air throughout the building. New ventilators are much more efficient than the current ones and will allow a tie-in to our filtration system to make it more automated.

Ms. Kwon asked about the timeframe of the project. The ventilator project will be started first and anticipated to complete by the end of July. Chiller installation will be June and July as well.

Ms. Sullivan asked how the project will impact summer school. Space has been allocated for Summer school that will not impact the installation of the ventilators and chiller. We are working with outside groups also and anticipate a robust summer school program.

Ms. Hail read the resolution:

**BE IT RESOLVED**, The Diamond Lake School District 76 Board of Education approves the recommendation from Wold Architects to pursue Life Safety work commencing in the Summer of 2021 as presented.

**Mr. Lozada moved to approve the Life Safety Project; Ms. Sullivan seconded the motion. Roll Call Vote: "Aye," Mr. Kondela, Ms. Sullivan , Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Lozada; "Nay," none; Absent: Mr. Armenta. Motion carried.**

### **Board Discussion**

Mr. Preble presented the plan of what Summer School could look like this year. A survey to gauge staff interest will be sent this week with a follow up survey to families after the staff is identified. Decisions will be made based on the response of the surveys. It is anticipated that a complete programming plan will be in place by March 8.

Questions/comments:

Mr. Lozada asked what grades will be served through summer school. We will accommodate students from EC-7th grade - an extension of the grade that the student has just completed. The intent of summer school is to serve our students in EC and IEP students first, remedial literacy second and then look at enrichment/discovery programming if staff is available.

### **FREEDOM OF INFORMATION REQUESTS (3)**

There were 3 fulfilled FOIA requests:

Mr. Joe Sutton  
Illinois Retired Teachers Association  
Jonathan P. Fagg ABC7 Data Fellow

The board requested that original requests for FOIAs be included in the board packet moving forward.

### **NOTICES AND COMMUNICATIONS:**

- **D76 Board/District/Union Joint Statement** - Dr. Sharma-Lewis shared the joint statement and reported that the relationships between the district, union and board are continuing strong. Ms. Hail commented that it is nice to see the positive climate and culture continuing throughout these very trying times.
- **Approved BOE meeting calendar**
- **In-Person Learning Back to School Videos** - It was great to see the students and teachers interacting with each other. The videos are on the home page of the website. A request was made to also produce the narration in the videos in Spanish.

### **PUBLIC COMMENTS (NON-AGENDA ITEMS)**

There were none.

### **OTHERS**

There were none.

At 8:38 PM Ms. Hail called for a motion to adjourn the meeting

**Ms. Lozada motioned to adjourn the meeting; Ms.. Sullivan seconded the motion. Roll Call Vote: "Aye," Mr. Lozada, Ms. Sullivan, Ms. Hail, Mr. Hauptman, Mr. Kondela, Ms. Kwon; "Nay," none. Motion carried.**

The meeting adjourned at 8:38 PM

Minutes approved on March 15, 2021

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President, Board of Education

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Secretary, Board of Education

**Diamond Lake School District 76 Board of Education  
Committee of the Whole Meeting Minutes  
Tuesday, March 2, 2021  
Virtual Meeting, 26156 N Acorn Lane, Mundelein, IL**

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**CALL TO ORDER / ROLL CALL**

Ms. Hail called the Committee of the Whole Meeting to order on Tuesday, March 2, 2021, at 7:01 PM. Ms. Kwon called the roll; answering "Present" Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Lozada, Ms. Sullivan, Mr. Kondela. Absent: Mr. Armenta

Also attending the meeting: Superintendent, Dr. Sharma-Lewis; Director of Finance and Operations, Mr. Rogers; Associate Superintendent for Instruction & Personnel, Dr. Juracka; Building Principals: Dr. Fredericks, Mr. Preble, Mr. Cunningham, Mr. Pedersen; Director of Technology, Mr. Hansen; Mr. Dole, Special Services Coordinator; Community Liaison, Ms. Carrera; Recording Secretary, Mrs Bischoff.

**PLEDGE OF ALLEGIANCE**

Ms. Hail led the recitation of the Pledge of Allegiance.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY**

There were none.

**PRESENTATIONS**

**Hybrid In-Person Learning Update**

Update on in-person learning was presented by Dr Sharma-Lewis and building principals  
Photos of each building were shown to illustrate how students are learning as safety protocols are followed.  
Dr. Fredericks reported that at DLS there are 95 students attending on A days, and 96 students on B days.  
There are 51 students who attend both A and B days. In the PreK/EC program, there are 8 students in person in both AM and PM classes. The students are doing very well and have adapted remarkably to being back in the building.

Mr. Preble reported that at WOIS, 53% of the students are in-person. A days are a little heavier than B days. Attendance is much better and engagement is way up. Now that students are back, they are excited to be at school

Mr. Cunningham reported that at WOMS there are 95 students on A days and 75 students on B days. Students are very excited to be back in school and have even told their teachers they are excited to be back. Students who need the in-person support have really benefited from being back in the building

Dr Sharma-Lewis walked through the summary and next steps

Students who are in need come 4 days a week.

Staff has been back in the buildings for over a month. Our mitigation factors are working and we have had no reported outbreaks

DLT met with PAC and got some great positive feedback and suggestions for improvements that will be implemented going forward.

We can see the smiles through the masks - everyone is glad to be back

Based on our survey approximately 94% of the staff have or plan on getting the vaccinations.

3.8.21 Updated Declaration Of Intent sent to all families - stay in current placement or change

3.15.21 surveys due

3.16.21 present options to BOE: Action based on DOI data, LCDPH and CDC guidance

New plan will start 4.12.21 through the end of the school year. This date allows quarantine after spring break for those that travel and give our staff time to plan academically/physically

**Questions/comments:**

Mr. Lozada - Congratulations on a well-implemented return. Will the March 16 target date give you enough time to review the data to make the final decision? or do you need a couple of days more?

We'd like a vote on the 16th - if we have an idea of an accurate number we would like to have a decision. Staff vaccinations - What is the impact of 6% not getting the vaccine? 7 people - not impacting at all. Are there any students we have not accounted for? All students accounted for.

Ms. Sullivan - For the two weeks after spring break - will students still be on A/B ?- yes. Will we be encouraging families that travel to stay remote? The letter going out tomorrow will outline the guidelines for families who are travelling.

Ms. Kwon - Mr. Hansen - How did the district network handle the first weeks back - any lags/problems? Only one day in one of the buildings which was resolved by reconfiguring in the building at DLS. Can the teachers and staff fully optimize all technology? Yes

Ms. Hail - Were there any students who came back one or two days and then returned to remote? At DLS there were a handful - 5 students. A couple of students went on vacation and the recommendation was to go to distance learning and then come back to in person after spring break. The other students were responding better by staying home. Teachers have been able to invite others in the slots where the students have opted to return to remote. Intermediate and Middle have had one student each opt to return to remote learning.

**BUSINESS AGENDA**

**Administrative: Review Omnibus Vote Agenda**

The Omnibus Vote Agenda was submitted for review. Action will be taken at the 3.16.2021 meeting

**Administrative: Approve 2021-2022 School Calendar Action**

Ms. Hail read the Resolution to Approve the 2021-2022 School Calendar as presented.

Questions/comments were requested:

Ms. Kwon asked the board to consider a name change for the October 11 - Columbus Day holiday at a future meeting.

**Mr. Lozada moved to approve the calendar; Ms.Sullivan seconded the motion. Roll Call Vote: "Aye," Mr. Lozada, Ms. Sullivan, Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Kondela, ; "Nay,"none; Absent: Mr. Armenta,. Motion approved.**

**PERSONNEL: APPROVE PERSONNEL ITEMS ACTION**

Ms. Hail read the Personnel resolution:

**BE IT RESOLVED**, the Diamond Lake 76 Board of Education accepts and approves the Personnel Items as depicted on the Agenda:

**1. New Hire(s):**

Employee	School	Position	Effective Date
Lonewolf-CoZart, Xaviera	WOIS	4th grade Long Term Sub	2.25.2021

**2. Resignation(s):**

Employee	School	Position	Effective Date
Jovanov, Jennifer	WOMS	6th Grade Science Teacher	End of 2020-2021 SY

**Informational - Position Change:**

Employee	School	Position	Effective Date
Curley, Rhonda	WOMS	7th Grade Math Teacher	21-22 SY

**Mr. Kondela moved to approve the Personnel Items; Ms.Sullivan seconded the motion. Roll Call Vote: “Aye,” Mr. Lozada, Ms. Sullivan, Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Kondela, ; “Nay,”none; Absent: Mr. Armenta,. Motion approved.**

## **BOARD DISCUSSION**

### **TIF Update:**

Dr Sharma-Lewis reported that there have been several follow-up questions regarding the TIF and the emails outlining the questions and answers have been attached to the agenda. We have not heard any more information from the village. Our next steps would be to write a letter stating our position, passing a resolution or attending the village meeting where the TIF will be voted on. It was reported that the TIF process was very different from the last time the board was faced with this decision. Because this is a new TIF, the Joint Review Board had the authority to move forward without unanimous approval. TIF extensions require all taxing bodies to approve extensions. This TIF can proceed without D76 supporting it. We would not be penalized if we don't support this TIF.

There was much discussion about the impact of the TIF on the district and what the negative impact might be. The Oak Creek parcel of land is about the last possible parcel suitable for development for residential use. Purpose of the TIF is to elevate the land out of blight. The negative impact for the district is that the EAV freezes for 23 years in the TIF. We would not get the benefit of EAV increases, but without the TIF, the land may be stuck without being developed. A concern is increased students coming into the district that we would be stretched to accommodate if the property is developed as residential. Projection is that we could see ~63 additional students. Mr. Rogers reported that our enrollment 2 years ago was 980 and our current enrollment is 886, so the additional students projected would not over burden district resources or negatively impact our finances.

Mr. Hauptman recommended that the BOE draft a resolution to support the TIF to be voted on at the 3.16 meeting. If the BOE were to oppose the TIF, the point was made that there should be a compelling reason behind the opposition that can be explained to the community. Amanda Orenchuk will be contacted for appropriate language to include in the resolution.

### **New Board Orientation Meeting:** Potential dates - May 26-27

A google poll will be sent to board members to select the best date for everyone.

### **WOMS 21-22 Schedule Update:**

Mr. Cunningham, Mr. Pedersen, Dr. Juracka and staff have been looking at changes to the WOMS schedule for 21-22. The new schedule will be presented at 4.6.2021 BOE meeting

### **In-Person BOE Meetings:**

We are looking forward to transitioning back to in-person BOE meetings. The audio problems encountered in July have been resolved. We have purchased new sound equipment that will be tested in-house on March 16 with the DLT attending in-person with the expectation that the full BOE can meet in-person on April 6. We will most likely be in one of the collaboration rooms in the Innovation Center.

Dr. Sharma-Lewis will follow up with the state to check on their position of BOE members continuing to zoom/call in to meetings once we are back to in-person meetings.

Mr. Kondela inquired about opening the meetings to the public in-person. We will have to figure out how to do so - under Phase 4, we are allowed to gather in groups up to 50. We will be continuing with the Zoom feature for our meetings, but will consider a mechanism for reservations for public attendance. With 17 panelists, we would be able to accommodate up to 33 public in-person attendees.

## **FREEDOM OF INFORMATION REQUESTS (0)**

### **NOTICES AND COMMUNICATIONS**

- BOE Meeting Calendar
- February Diamond Edge Newsletter
- Village of Mundelein Property Acquisition Notice
- Statement of Economic Interest Filings

**PUBLIC COMMENTS (NON-AGENDA ITEMS)**

None

**OTHERS**

The board was reminded that if there is any item they wish to be placed on the agenda, please do so by the Friday prior to the meeting in order to be able to post the agenda in accordance with the Open Meetings Act. Agenda item requests can be sent to either Dr. Sharma-Lewis or Ms. Bischoff in the District Office.

**ADJOURNMENT**

There being no further business, Ms. Hail called for a motion to adjourn the meeting.

**Mr. Lozada moved to adjourn the meeting; Mr. Kondela seconded the motion. Voice Vote: "Aye," Mr. Lozada, Ms. Sullivan, Ms. Hail, Mr. Hauptman, Ms. Kwon, Mr. Kondela. ; "Nay," none; Absent: Mr. Armenta, Motion carried.**

The meeting was adjourned at 8:29 PM.

Minutes approved on March 16, 2021

\_\_\_\_\_  
President, Board of Education

\_\_\_\_\_  
Secretary, Board of Education



# Diamond Lake School District 76

**Embrace Empower Excel** Each Child Each Day

TO: Dr. Bhavna Sharma-Lewis  
FROM: Eric Rogers  
DATE: March 16, 2021  
RE: ACCOUNTS PAYABLE

The bills for March 16, 2021 are as follows:

Education Fund:	\$ 208,875.36
Operations/Maintenance Fund:	\$ 68,610.13
Debt Service Fund:	\$ 4,038.48
Transportation Fund:	\$ 81,655.70
Capital Outlay Fund:	\$ 2,367.50
Life Safety Fund:	<u>\$ 2,894.58</u>
 Total for March 16, 2021:	 \$ 368,441.75

The bills presented this month are very comparable to last month. There are monthly payments for utilities, legal services, phone and internet services, disposal services and transportation services. Some one-time payments are as follows:

Lakeside Transportation:	Jan. 2021 Reg/Special Ed Trans.	\$ 73,550.63
Hodges Loizzi Eisenhammer:	Jan. 2021 Legal Services	\$ 15,486.60
Center for Psychological Svs.:	Feb. 2021 Psychological Svs.	\$ 9,400.00
IASA:	IASA Admin Academy	\$ 3,772.06
Topline Transportation:	Feb. 2021 Special Ed. Cab Service	\$ 3,250.00
Chain O'Lakes Trans:	Feb. 2021 Special Ed. Cab Service	\$ 3,220.00
Music & Arts:	WOMS Band Repairs/Supplies	\$ 2,367.50
Conserv FS:	Salt Delivery	\$ 2,168.80
Kroeschell Engineering:	Building Automation Service Agreement	\$ 1,726.00
Southpaw Enterprises:	DLS Sensory Room Materials	\$ 1,701.24
ED-RED:	D76 Membership Dues	\$ 1,500.00
Uline:	Plexiglass Safety Shields	\$ 1,440.00
Ernie Peterson Plumbing:	Plumbing Repairs	\$ 1,390.00

Diamond Lake School District #76  
Treasurer's Report

for the Month of:

February, 2021

	All Funds	Education	Flex Acct	Building	Transportation	FICA/Medicare	I. M. R. F.	Debt Service	Working Cash	Capital Projects	Tort Fund	Life Safety	Diamond Lake Activity	West Oak Int. Activity	West Oak Activity	Self Insurance Fund
Beginning Cash Balance:	708,871.86	258,489.01	54,110.80	(371,546.13)	42,670.74	1,210.18	322.04	374,779.04	253,279.49	836.56	12,792.66	792.00	17,107.77	45,355.52	18,672.18	866,370.36
LA 40-14-3510	0.00															
LA 40-14-3500	0.00															
LA 10-16-3001	179,140.87	179,140.87														
LA 10-4600	0.00															
Office Collections - Illinois Funds	0.00															
Office Collections	6,572.39	1,446.55	5,125.84													163,731.49
LA 10-15-4300	0.00															
LA 10-4932	0.00															
LA 10-15-3100	0.00															
LA 10-15-4909	28,824.00	28,824.00														
LA 10-15-4225	43,893.65	43,893.65														
LA 10-15-4215	0.00															
LA 10-15-4210	0.00															
LA 10-15-4220 Fed Breakfast	0.00															
LA 10- 3705 Pre-K Grant	0.00															
LA 4991 Adm Outreach "E"	0.00															
LA 10-4992 Fee for Service "C"	0.00															
LA 10-4998	0.00															
LA 10-4625	0.00															
LA 10-4400	0.00															
LA 10-4620	0.00															
Replacement Taxes	0.00															
Property Tax Receipts	0.00															
Transfer of Interest	0.00															
Interest Spread PMA/IIIT Less Fees	537.14	536.84	0.30													
Bond Proceeds Deposit	0.00															
Total Receipts	258,968.05	253,841.91	5,126.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163,731.49
INVESTMENT ACTIVITY																
Letter of Credit CD	0.00															
Invest in PMA/IIIT Funds	(251,858.52)	(251,858.52)														
Bond Proceeds Deposit	0.00															
Flex Account	0.00															
PMA/ISDLAF Investment Interest	(537.14)	(536.84)	(0.30)													
Funds Invested-Property Taxes	0.00															
Office Collections-Illinois Funds	0.00															
Replacement Taxes	0.00															
Sold PMA/IIIT Funds	1,208,379.38	794,879.38		250,000.00	100,000.00	16,000.00	15,000.00			30,000.00		2,500.00				
Plus Total Invest. Activity	955,983.72	542,484.02	(0.30)	250,000.00	100,000.00	16,000.00	15,000.00	0.00	0.00	30,000.00	0.00	2,500.00	0.00	0.00	0.00	0.00
Total + Beg. Bal.	1,923,823.63	1,054,814.94	59,236.64	(121,546.13)	142,670.74	17,210.18	15,322.04	374,779.04	253,279.49	30,836.56	12,792.66	3,292.00	17,107.77	45,355.52	18,672.18	1,030,101.85
DISBURSEMENTS	0.00															
IRS deduction Needing Correction	8,379.38	8,379.38														
Bank Fees	547.15	300.93		164.15	82.07											
Bank Withdrawal	0.00															
Payroll 2-12-2021	408,291.04	384,748.22		7,528.47	532.52	8,577.72	6,904.11									
Payroll 2-26-2021	406,633.43	384,222.12		7,045.88	532.52	8,332.18	6,500.73									
Regular Bills	710,891.41	255,645.08		102,480.49	318,789.81			2,813.48		28,060.10		3,102.45				
Transfers	932.75	932.75														
Audit Adjustment	0.00															
Self Insurance Monthly Payment	0.00															295,871.36
Flex Check Debit - Medi Setl	3,321.05		3,321.05													
Flex Checks 2-8-21	1,041.70		1,041.70													
Flex Checks 2-15-21	187.50		187.50													
Flex Checks 2-22-21	1,551.90		1,551.90													
Total Disbursements	1,541,777.31	1,034,228.48	6,102.15	117,218.99	319,936.92	16,909.90	13,404.84	2,813.48	0.00	28,060.10	0.00	3,102.45	0.00	0.00	0.00	295,871.36
Account Balance	382,046.32	20,586.46	53,134.49	(238,765.12)	(177,266.18)	300.28	1,917.20	371,965.56	253,279.49	2,776.46	12,792.66	189.55	17,107.77	45,355.52	18,672.18	734,230.49
RECAP																
Checking Acct. Balance	511,547.21	511,547.21														
Deposit In Transit	(5,292.50)	0.00	-5,292.50													
Payroll Account Extra	1,067.25	1,067.25														
US Bank Account	0.00	0.00														
Fifth Third Account	0.00	0.00														
Flex Account-Mundelein Community	59,314.10		59,314.10													
Outstanding Bond Payment																
Sub Total	566,636.06	512,614.46	54,021.60													
Less Outstanding Checks	184,589.74	183,702.63	887.11													
Balance	382,046.32	328,911.83	53,134.49													
Grand Total	382,046.32	328,911.83	53,134.49													
	(0.00)	(0.00)	0.00													

DIAMOND LAKE SCHOOL DISTRICT # 76

Treasurer's Report

February, 2021

Fund	Cash Bal. 01/30/2021	Receipts	Disbursements	Cash Bal. 02/28/2021	Investments at Co 02/28/2021	Fund Totals
Education	\$ 258,489.01	\$ 796,325.93	\$ 1,034,228.48	\$ 20,586.46	8,264,904.00	8,285,490.46
Cafeteria Plan	866,370.36	163,731.49	295,871.36	734,230.49		734,230.49
Total Education Fund	1,124,859.37	960,057.42	1,330,099.84	754,816.95	8,264,904.00	9,019,720.95
Building	(371,546.13)	250,000.00	117,218.99	(238,765.12)	1,945,712.21	1,706,947.09
Transportation	42,670.74	100,000.00	319,936.92	(177,266.18)	1,260,407.32	1,083,141.14
FICA/Medicare	1,210.18	16,000.00	16,909.90	300.28	86,748.35	87,048.63
I. M. R. F.	322.04	15,000.00	13,404.84	1,917.20	12,581.25	14,498.45
Debt Service Fund	374,779.04	0.00	2,813.48	371,965.56	(346,693.79)	25,271.77
Working Cash	253,279.49	0.00	0.00	253,279.49	1,521,725.03	1,775,004.52
Capital Projects Fund	836.56	30,000.00	28,060.10	2,776.46	1,997,584.24	2,000,360.70
Tort Fund	12,792.66	0.00	0.00	12,792.66	88,877.92	101,670.58
Life Safety	792.00	2,500.00	3,102.45	189.55	505,050.80	505,240.35
Diamond Lake Activity	17,107.77	0.00	0.00	17,107.77	0.00	17,107.77
West Oak Intermediate Activity	45,355.52	0.00	0.00	45,355.52	0.00	45,355.52
West Oak Middle Activity	18,672.18	0.00	0.00	18,672.18	0.00	18,672.18
	0.00			0.00	0.00	0.00
Total	\$ 1,521,131.42	1,373,557.42	1,831,546.52	1,063,142.32	15,336,897.33	16,400,039.65
Imprest Fund				2,500.00		2,500.00
Education-Flex Account	54,110.80	5,125.84	6,102.15	53,134.49	7,500.11	60,634.60
Insurance Coop- District Share				266,367.45		266,367.45
Petty Cash				750.00		750.00
Grand Total				1,385,894.26	15,344,397.44	16,730,291.70

As of February 2021 the School's undistributed invested funds were as follows:

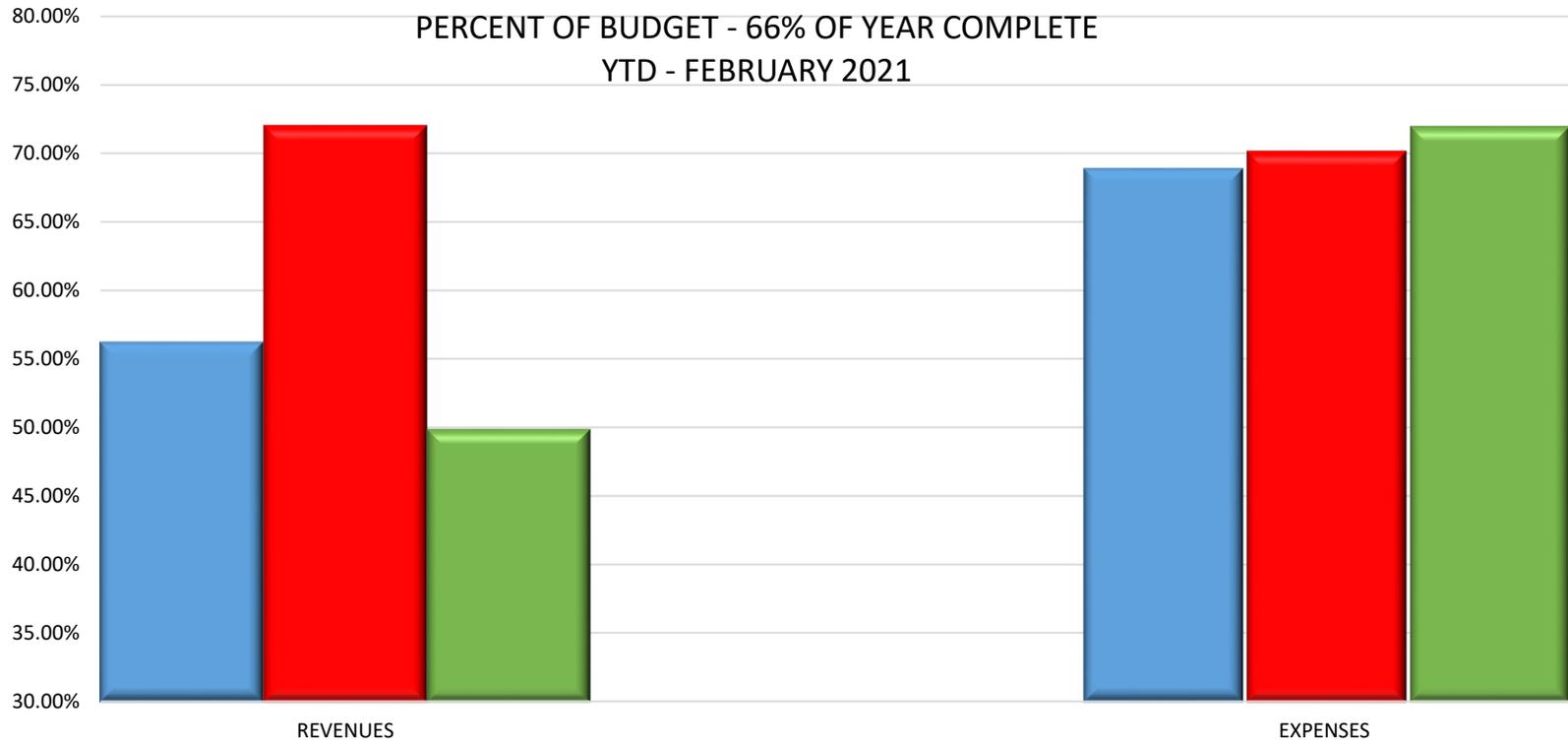
	At Cost	Maturity Value	
1	12,575,371.35	12,575,371.35	PMA-Illinois School District Liquid Asset Fund
2	0.00	0.00	PMA-Illinois School District Liquid Asset Fund-Series 2017 Bonds
3	0.00	0.00	PMA-Illinois School District Liquid Asset Fund-Series 2018 Bonds
4	2,343,880.25	2,343,880.25	PMA-Illinois School District Liquid Asset Fund-Series 2020 Bonds
5	327,284.77	327,284.77	Illinois Institutional Investors Trust (at cost)
6	7,500.11	7,500.11	Illinois Institutional Investors Trust-Flex Account
7	90,360.96	90,360.96	Illinois Funds/NBI Bank

15,344,397.44

Total Investments at cost

Treasurer 

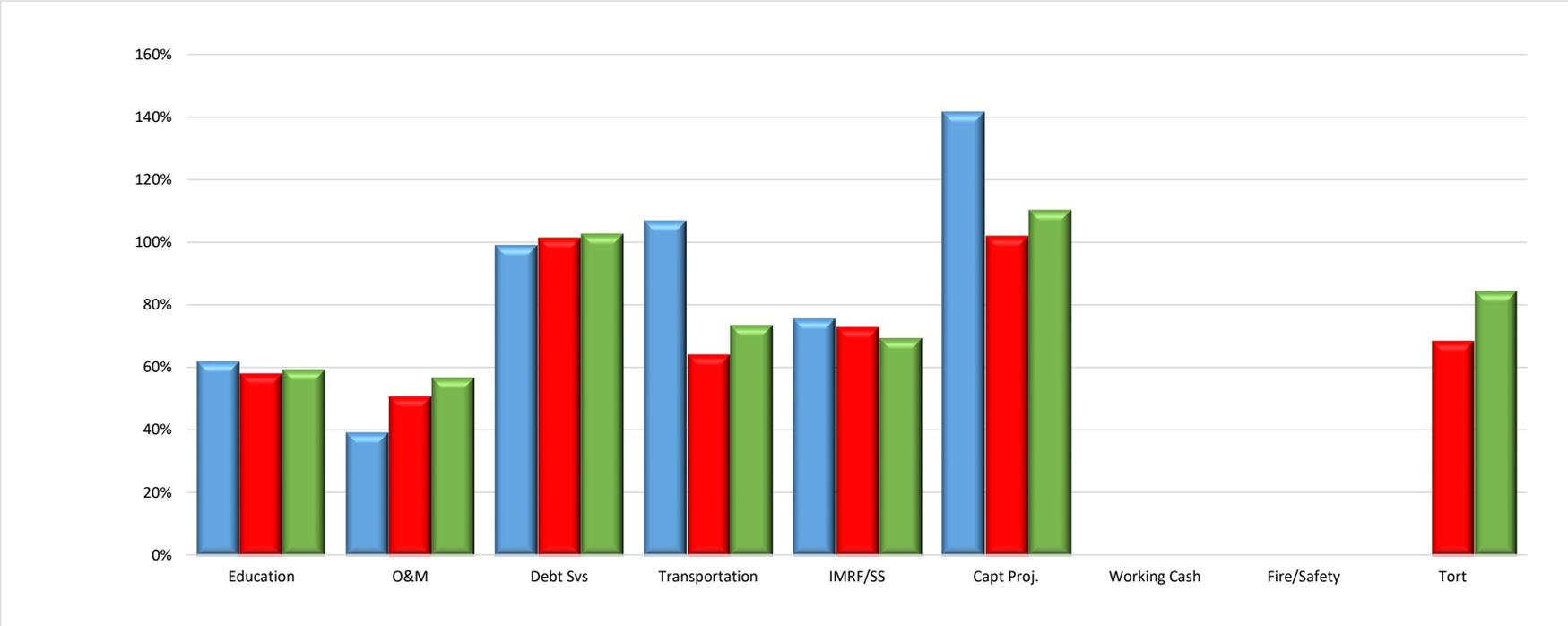
**ALL FUNDS - REVENUES AND EXPENSES**  
**PERCENT OF BUDGET - 66% OF YEAR COMPLETE**  
**YTD - FEBRUARY 2021**



<b>REVENUES</b>		
FY 21		56.25%
FY 20		72.04%
FY 19		49.94%
FY 21		\$ 10,535,750
FY 20		\$ 8,602,669
FY 19		\$ 8,602,669

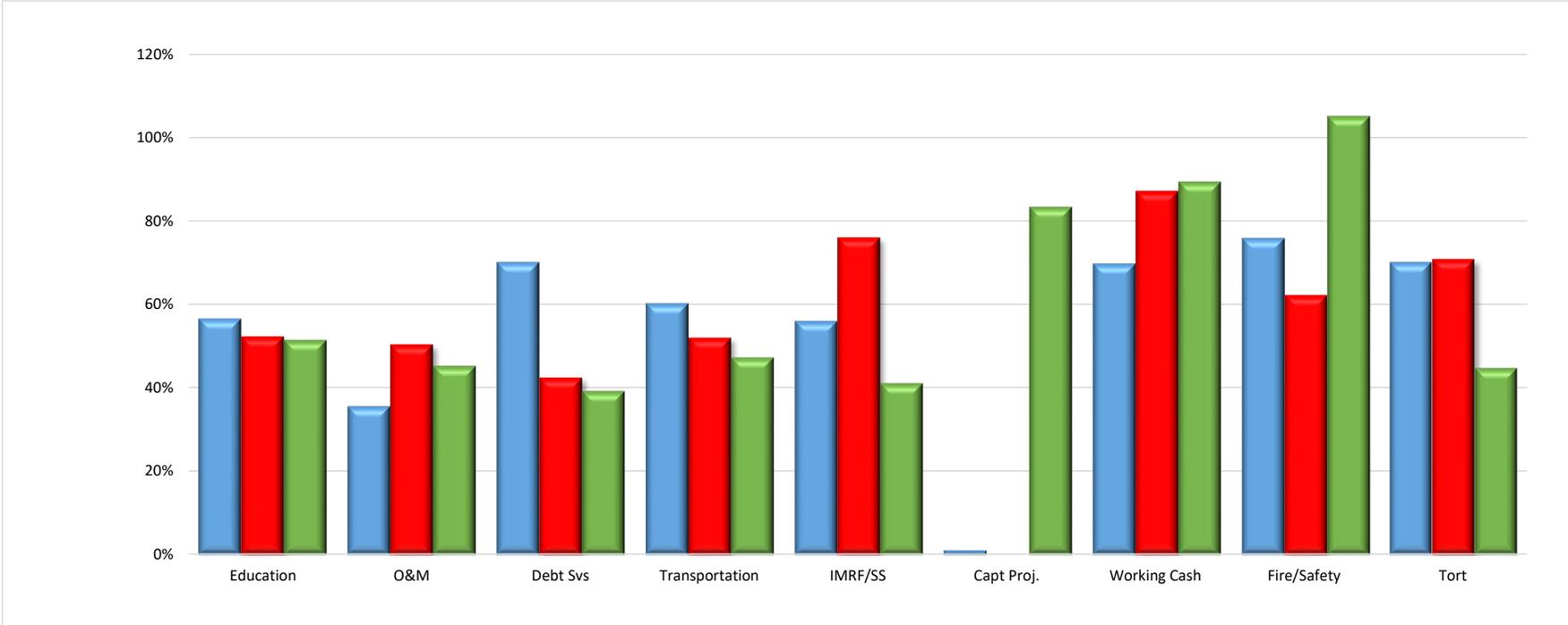
<b>EXPENSES</b>		
FY 21		68.86%
FY 20		70.18%
FY 19		71.93%
FY 21		\$ 13,330,446
FY 20		\$ 17,539,044
FY 19		\$ 16,185,130

**EXPENDITURES**  
**PERCENT OF BUDGET - 66% OF YEAR COMPLETE**  
**YTD - FEBRUARY 2021**



	Education	O&M	Debt Svs	Transportation	IMRF/SS	Capt Proj.	Working Cash	Fire/Safety	Tort
FY 21	62%	40%	99%	107%	76%	141%	0%	0%	0%
FY 20	58%	51%	101%	64%	73%	102%	0%	0%	69%
FY 19	59%	57%	103%	73%	69%	110%	0%	0%	84%
FY 21	\$ 8,891,509	\$ 651,395	\$ 1,404,250	\$ 638,628	\$ 272,335	\$ 1,414,593	\$ -	\$ 57,737	\$ -
FY 20	\$ 8,458,261	\$ 855,880	\$ 999,831	\$ 904,300	\$ 272,865	\$ 6,006,803	\$ -	\$ -	\$ 41,104
FY 19	\$ 7,934,030	\$ 968,643	\$ 1,403,465	\$ 787,122	\$ 248,371	\$ 4,843,240	\$ -	\$ -	\$ 46,349

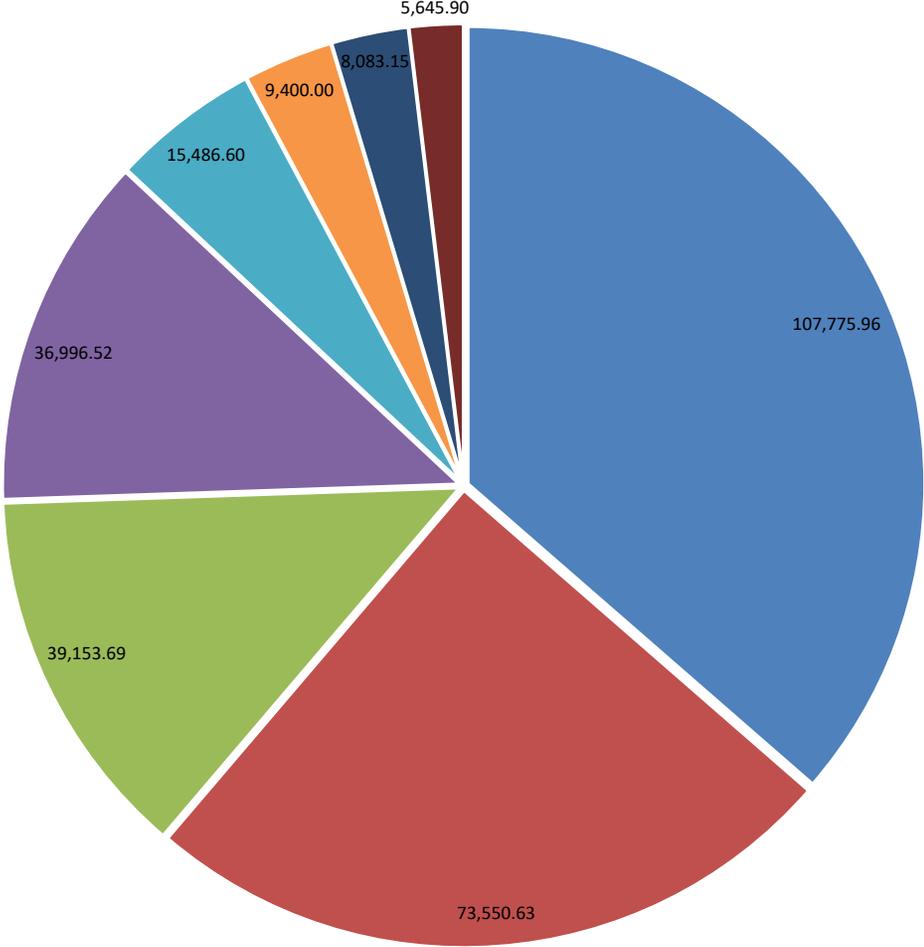
**REVENUES**  
**PERCENT OF BUDGET - 66% OF YEAR COMPLETE**  
**YTD - FEBRUARY 2021**



	Education	O&M	Debt Svs	Transportation	IMRF/SS	Capt Proj.	Working Cash	Fire/Safety	Tort
FY 21	57%	36%	70%	60%	56%	1%	70%	76%	70%
FY 20	52%	50%	42%	52%	76%	100%+**	87%	62%	71%
FY 19	52%	45%	39%	47%	41%	83%	89%	105%	45%
FY 21	\$ 7,957,759	\$ 471,476	\$ 866,116	\$ 936,616	\$ 213,359	\$ 301	\$ 46,535	\$ 990	\$ 42,599
FY 20	\$ 7,148,496	\$ 814,878	\$ 429,561	\$ 669,278	\$ 201,629	\$ 3,626,508	\$ 55,289	\$ 2,422	\$ 41,743
FY 19	\$ 6,715,142	\$ 780,373	\$ 409,368	\$ 485,430	\$ 113,797	\$ 24,987	\$ 53,732	\$ 6,803	\$ 13,037

\*\* The option to purchase Debt Certificates was not part of the original FY20 budget. A recommendation to amend the budget will come at a later date

# Account Payable Checks Over \$5,000



- Special Education District Lake County
- Lakeside Transportation
- Citywide Building Maintenance
- Northbrook Glenview School District 30
- Hodges Loizzi Eisenhammer LLP
- Center for Psychological Services
- Amazon
- Net56, Inc.



Check Date 02/19/2021 Posting Date 02/19/2021  
Due Date 02/19/2021 Batches 021921 Thru 021921 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq

Totals Continued....

0 ACH Deposit(s) 0.00

\*\*\*\*\* End of report \*\*\*\*\*

Check Date 03/05/2021 Posting Date 03/05/2021

Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
AMAZON 000	Amazon	435385768378		DLS principal tech supplies	02/04/2021	R	63.98			
**L000 4310 0000 00 000000		1002100134		030521	03/03/2021	Y	63.98			
10E000 1110 4800 00 000000							63.98			
AMAZON 000	Amazon	439335967978		Tech supply	02/11/2021	R	335.33			
**L000 4310 0000 00 000000		4002100516		030521	03/03/2021	Y	335.33			
10E000 1110 4800 00 000000							335.33			
AMAZON 000	Amazon	443367397573		WOIS Carts (Covid Expenses)	01/19/2021	R	1,232.85			
**L000 4310 0000 00 000000		2002100065		030521	03/03/2021	Y	1,232.85			
10E000 1110 4100 00 499800							1,232.85			
AMAZON 000	Amazon	458564787755		WOM FUSE Supplies 2020 -2021	01/28/2021	R	363.68			
**L000 4310 0000 00 000000		3002100066		030521	03/03/2021	Y	363.68			
10E003 1110 4100 00 000000							363.68			
AMAZON 000	Amazon	458964545437		WOM Nursing Covers as instrument covers	01/30/2021	R	360.36			
**L000 4310 0000 00 000000		3002100108		030521	03/03/2021	Y	360.36			
10E003 1110 4160 00 000000							360.36			
AMAZON 000	Amazon	459465868668		WOIS - office supplies	02/12/2021	R	80.49			
**L000 4310 0000 00 000000		2002100075		030521	03/03/2021	Y	80.49			
10E002 1110 4180 00 000000							80.49			
				*****Vendor Cont Void		88752				
AMAZON 000	Amazon	464339636444		WOIS - Student supplies	02/17/2021	R	199.75			
**L000 4310 0000 00 000000		2002100076		030521	03/03/2021	Y	199.75			
10E000 1110 4100 00 499800							199.75			
AMAZON 000	Amazon	466859539683		office supplies	02/03/2021	R	66.70			
**L000 4310 0000 00 000000		4012100028		030521	03/03/2021	Y	66.70			

Check Date 03/05/2021 Posting Date 03/05/2021

Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
AMAZON 000	Vendor Continued....									
10E000 2321 4100 00 000000		66.70								
AMAZON 000	Amazon	467357374896	DLS teacher supplies (covid expense)	01/24/2021	R		140.35			
**L000 4310 0000 00 000000		1002100130	030521	03/03/2021	Y		140.35			
10E000 1110 4100 00 499800		140.35								
AMAZON 000	Amazon	476483536583	WO Sp. Ed. 3 Digit Combo Locks	02/17/2021	R		15.99			
**L000 4310 0000 00 000000		4502100015	030521	03/03/2021	Y		15.99			
10E002 1205 4100 00 000000		15.99								
AMAZON 000	Amazon	489687479856	Tech Office supply (refund)	01/28/2021	R		-59.96			
**L000 4310 0000 00 000000		4002100441	030521	03/05/2021	Y		-59.96			
10E000 2630 4100 00 000000		-59.96								
AMAZON 000	Amazon	495748493635	WOM Paper bags	02/06/2021	R		99.94			
**L000 4310 0000 00 000000		3002100115	030521	03/03/2021	Y	*****Vendor Cont Void 88753	99.94			
10E003 1110 4100 00 000000		99.94								
AMAZON 000	Amazon	498446457966	WOIS COVID Expenses, Student supplies	02/10/2021	R		309.65			
**L000 4310 0000 00 000000		2002100073	030521	03/03/2021	Y		309.65			
10E000 1110 4100 00 499800		309.65								
AMAZON 000	Amazon	569667955736	Tech Supply	01/29/2021	R		954.75			
**L000 4310 0000 00 000000		4002100481	030521	03/03/2021	Y		954.75			
10E000 1110 4800 00 000000		954.75								
AMAZON 000	Amazon	633488533764	Tech Supplies	02/07/2021	R		612.01			

Check Date 03/05/2021 Posting Date 03/05/2021

Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
AMAZON 000	Vendor Continued....									
**L000 4310 0000 00 000000		4002100496		030521		03/03/2021 Y	612.01			
10E000 1110 4100 00 499800										
AMAZON 000 Amazon		657549673766		DO coffee supplies		01/31/2021 R	66.00			
**L000 4310 0000 00 000000		4012100027		030521		03/03/2021 Y	66.00			
10E000 2321 4100 00 000000										
AMAZON 000 Amazon		675567559765		WOM Band ppe		01/27/2021 R	92.72			
**L000 4310 0000 00 000000		3002100109		030521		03/03/2021 Y	92.72			
10E003 1110 4160 00 000000										
AMAZON 000 Amazon		685446885954		DLS Hybrid learning materials		01/27/2021 R	64.90			
				*****Vendor Cont Void		88754				
				(covid expense)						
**L000 4310 0000 00 000000		1002100132		030521		03/03/2021 Y	64.90			
10E000 1110 4100 00 499800										
AMAZON 000 Amazon		687835858833		DLS moving supplies		02/04/2021 R	81.08			
**L000 4310 0000 00 000000		4002100497		030521		03/03/2021 Y	81.08			
20E000 2540 4100 00 000000										
AMAZON 000 Amazon		698533349579		woms office supplies		01/27/2021 R	43.20			
**L000 4310 0000 00 000000		3002100111		030521		03/03/2021 Y	43.20			
10E003 1110 4100 00 000000										
AMAZON 000 Amazon		787836339685		DLS office supplies		02/07/2021 R	121.81			
**L000 4310 0000 00 000000		1002100135		030521		03/03/2021 Y	121.81			
10E001 1110 4100 00 000000										
AMAZON 000 Amazon		839349359999		Timecards		02/09/2021 R	16.79			
**L000 4310 0000 00 000000		4002100511		030521		03/03/2021 Y	16.79			

Check Date 03/05/2021 Posting Date 03/05/2021

Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
AMAZON 000	Vendor Continued....									
10E000 2520 4110 00 000000		16.79								
AMAZON 000	Amazon	889465594433	DL supplies (COVID EXPENSES)	01/20/2021	R		48.47			
**L000 4310 0000 00 000000		1002100129	030521	03/03/2021	Y		48.47			
10E000 1110 4100 00 499800		48.47								
AMAZON 000	Amazon	893646998675	Tech Supplies (Covid Expense)	01/23/2021	R		949.52			
			*****Vendor Cont Void			88755				
**L000 4310 0000 00 000000		4002100477	030521	03/03/2021	Y		949.52			
10E000 1110 4100 00 499800		949.52								
AMAZON 000	Amazon	975549568898	Cleaning Supplies; Covid	02/02/2021	R		495.70			
			Expense							
**L000 4310 0000 00 000000		5002100172	030521	03/03/2021	Y		495.70			
10E000 1110 4100 00 499800		495.70								
AMAZON 000	Amazon	PO 1002100131	DLS office supplies	01/29/2021	R		79.50			
**L000 4310 0000 00 000000		1002100131	030521	03/03/2021	Y		79.50			
10E001 1110 4100 00 000000		79.50								
AMAZON 000	Amazon	PO 3002100112	WOM Art Supplies	02/06/2021	R		377.96			
**L000 4310 0000 00 000000		3002100112	030521	03/03/2021	Y		377.96			
10E003 1110 4930 00 000000		377.96								
AMAZON 000	Amazon	PO 4002100477	Tech Supplies (Covid Expense)	02/11/2021	R		-479.16			
			return of cables (10 credits)							
**L000 4310 0000 00 000000		4002100477	030521	03/05/2021	Y		-479.16			
10E000 1110 4100 00 499800		-479.16								
AMAZON 000	Amazon	PO 4012100027	DO coffee supplies	01/30/2021	R		233.94			
**L000 4310 0000 00 000000		4012100027	030521	03/03/2021	Y		233.94			

Check Date 03/05/2021 Posting Date 03/05/2021

Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq

AMAZON 000 Vendor Continued....

10E000 2321 4100 00 000000 233.94

88756 6,968.30

AMAZON 000 Amazon

454398386864

DL Sensory room materials  
(IDEA)

01/20/2021 S

298.96

\*\*L000 4310 0000 00 000000

4502100013

030521

03/03/2021 Y

298.96

10E000 1205 4100 00 462000

298.96

88757 298.96

AMAZON 000 Amazon

753745455364

Community Outreach / Welcome  
Center supplies Title

02/14/2021 S

233.54

\*\*L000 4310 0000 00 000000

4002100528

030521

03/03/2021 Y

233.54

10E000 3000 4100 00 430000

233.54

88758 233.54

AMAZON 000 Amazon

884636584595

Sensory supports for students  
IDEA

02/02/2021 S

582.35

\*\*L000 4310 0000 00 000000

4502100014

030521

03/03/2021 Y

582.35

10E000 1205 4100 00 462000

582.35

88759 582.35

Grand Total 8,083.15

Total Adjustments 0.00

Total Discounts 0.00

Net Total 8,083.15

8 Computer Check(s) 8,083.15

Check Date 03/05/2021 Posting Date 03/05/2021  
Due Date 03/05/2021 Batches 030521 Thru 030521 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq

Totals Continued....

0 Manual Check(s)	0.00
0 Void Check(s)	0.00
0 Negative/Minimum Check(s)	0.00
0 Zero Check(s)	0.00
0 Wire Transfer Check(s)	0.00
0 ACH Deposit(s)	0.00

\*\*\*\*\* End of report \*\*\*\*\*

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
ABLENET 000	AbleNet Inc.	CI207792	Communication device for SEDOL placed student	02/26/2021	R		235.00			
**L000 4310 0000 00 000000		4502100016	031621	03/11/2021	Y		235.00			
10E000 1205 4100 00 462000		235.00								
						88760			235.00	
ACADEMIC001	Academic Therapy Publicatio	271510	WOM Sp. Ed. materials	03/03/2021	R		473.00			
**L000 4310 0000 00 000000		4502100017	031621	03/11/2021	Y		473.00			
10E000 1205 4100 00 000000		473.00								
						88761			473.00	
ACE HARD000	Ace Hardware	74824	BG Supplies 02/11/2021	02/11/2021	R		8.99			
**L000 4310 0000 00 000000		5002100230	031621	03/09/2021	Y		8.99			
20E000 2540 4100 00 000000		8.99								
ACE HARD000	Ace Hardware	74995	BG Supplies 03/08/2021	03/08/2021	R		23.97			
**L000 4310 0000 00 000000		5002100234	031621	03/09/2021	Y		23.97			
20E000 2540 4100 00 000000		23.97								
						88762			32.96	
ALARM DE000	Alarm Detection Systems, In	13788-1095	Alarm Services 04/2021 - 06/2021	03/07/2021	R		2,194.86			
**L000 4310 0000 00 000000		5002100233	031621	03/09/2021	Y		2,194.86			
20E000 2540 3230 00 000000		2,194.86								
						88763			2,194.86	
ALBERTSO000	Albertsons/Safeway	808659-022421-3488	DO Refreshments Purchase 02-24-2021	02/24/2021	R		53.85			

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
ALBERTSO000	Vendor Continued....									
**L000 4310 0000 00 000000		4002100561		031621		03/09/2021	Y			53.85
10E000 2520 4110 00 000000										53.85
							88764			53.85
ALEXIAN 000	Alexian Brothers Behavioral	8059173		Hospital Tutoring Services		02/25/2021	R			360.00
**L000 4310 0000 00 000000		4002100593		031621		03/11/2021	Y			360.00
10E000 1910 6700 00 000000										360.00
							88765			360.00
AMALGAMA000	Amalgamated Bank Of Chicago	1856745004		Bond Registrar and Paying Agent School Building Bonds 2018 03/01/2021-02/28/2022		03/01/2021	R			475.00
**L000 4310 0000 00 000000		4002100596		031621		03/11/2021	Y			475.00
30E000 5400 6000 00 000000										475.00
							88766			475.00
ANDERSON000	Anderson Pest Solutions	7575341		Pest Services 03/2021		03/01/2021	R			175.96
**L000 4310 0000 00 000000		5002100242		031621		03/11/2021	Y			175.96
20E000 2540 3232 00 000000										175.96
							88767			175.96
APPLE IN000	Apple Inc	AE30819055		Apple care ipad screen repair		03/01/2021	R			49.00
**L000 4310 0000 00 000000		4002100533		031621		03/11/2021	Y			49.00
10E000 1110 4800 00 000000										49.00
							88768			49.00

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
AT & T L000	AT & T Long Distance	9299399505	03/2021	Phone Distance	03/01/2021	R	2,066.51			
**L000 4310 0000 00 000000		4002100588	031621		03/09/2021	Y	2,066.51			
20E000 2540 3400 00 000000		2,066.51								
						88769			2,066.51	
BLAZ CHE000	Blaz, Cheryl Ann	02/2021	02/2021	PT Services	02/25/2021	R	871.25			
**L000 4310 0000 00 000000		4002100557	031621		03/09/2021	Y	871.25			
10E000 2132 3230 00 462000		871.25		NONEM						
						88770			871.25	
BMO FINA000	BMO Financial Group	52364000000333800000	Dept Credit Card Payment AP	03/05/2021	R		2,379.42			
			Invoice 02/06/2021-03/05/2021							
<b>BMO FINA000</b>	<b>BMO Financial Group</b>		<b>ASSOCIATED INVOICE VENDOR FOR CREDIT CARD PAYMENT</b>							
**L000 4310 0000 00 000000			031621		03/11/2021	Y	2,379.42			
10E000 1110 4800 00 000000		169.99		10E000 1110 4100 00 499800			280.32			
20E000 2540 4100 00 000000		120.20		10E000 1205 4100 00 000000			85.00			
10E000 1205 3100 00 462000		35.00		10E000 1205 3100 00 462000			35.00			
10E000 1205 4100 00 000000		81.62		10E000 1205 3100 00 462000			35.00			
10E000 1205 3100 00 462000		35.00		10E000 1205 3100 00 462000			35.00			
10E000 1205 3100 00 462000		35.00		10E000 1205 3100 00 462000			50.00			
10E000 2321 4100 00 000000		38.00		10E000 2321 3401 00 000000			7.40			
10E002 2410 3320 00 000000		339.00		10E002 1110 4180 00 000000			16.89			
10E002 1250 4100 00 000000		981.00								
BMO FINA000	BMO Financial Group	523640000003337000000	Credit Card Payment AP	03/05/2021	R		884.15			
			Invoice 02/06/2021-03/05/2021							
			*****Vendor Cont Void			88839				
<b>BMO FINA000</b>	<b>BMO Financial Group</b>		<b>ASSOCIATED INVOICE VENDOR FOR CREDIT CARD PAYMENT</b>							
**L000 4310 0000 00 000000			031621		03/11/2021	Y	884.15			
20E000 2540 4100 00 000000		410.88		10E000 2210 4106 00 000000			220.00			

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
BMO FINA000	Vendor Continued....									
10E000 3000 4100 00 000000		-7.00				20E000 2540 4100 00 000000	61.84			
10E003 1110 4140 00 000000		198.43								
						88840			3,263.57	
BREAKOUT000	Breakout, Inc.	31859	WOM Breakout EDU year subscription	02/23/2021	R					198.00
**L000 4310 0000 00 000000		3002100117	031621	03/09/2021	Y					198.00
10E003 1110 4220 00 000000		198.00								
						88771			198.00	
BUREAU 0000	Bureau Of Educ & Research	5030618	Workshop Distance Learning 4/21/2021 - N. Lynch	03/09/2021	R					279.00
**L000 4310 0000 00 000000		3002100123	031621	03/11/2021	Y					279.00
10E000 2210 3320 00 000000		279.00								
						88772			279.00	
CALIEALY000	Caliendo, Alyssa	113-2114355-1294669	Reimb for math manipulatives IPL students 02/2021	02/11/2021	R					128.69
**L000 4310 0000 00 000000		4002100571	031621	03/09/2021	Y					128.69
10E001 1110 4100 00 000000		128.69								
						88773			128.69	
CANDOR H000	Candor Health Education	2021156	WOIS Health Presentation 2020/2021	02/10/2021	R					827.20
**L000 4310 0000 00 000000		3002100121	031621	03/09/2021	Y					827.20
10E002 2130 4100 00 000000		827.20								
						88774			827.20	

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
CDW GOVE000	CDW Government	8741186	Tech Supplies Board meeting	03/02/2021	R		974.76			
			audio/video solution							
**L000 4310 0000 00 000000		4002100552	031621	03/11/2021	Y		974.76			
10E000 1110 7000 00 000000		974.76								
						88775			974.76	
CENTER F003	Center for Psychological Se	1581	Psychological Consulting	02/22/2021	R		3,300.00			
			Services 02/08/2021 -							
			02/18/2021							
**L000 4310 0000 00 000000		4002100537	031621	03/09/2021	Y		3,300.00			
10E000 2140 3230 00 462000		3,300.00	NONEM							
CENTER F003	Center for Psychological Se	1597	Psychological Consulting	03/08/2021	R		6,100.00			
			Services 02/22/2021 -							
			03/04/2021 & evaluation							
**L000 4310 0000 00 000000		4002100584	031621	03/09/2021	Y		6,100.00			
10E000 2140 3230 00 462000		6,100.00	NONEM							
						88776			9,400.00	
CHAIN O'000	Chain O'Lakes Transportatio	4821	Transportation 02/01/2021 -	02/01/2021	R		1,840.00			
			02/12/2021							
**L000 4310 0000 00 000000		4002100538	031621	03/09/2021	Y		1,840.00			
40E000 2550 3300 00 000000		1,840.00	NONEM							
CHAIN O'000	Chain O'Lakes Transportatio	4835	02/15/2021 - 02/26/2021 Sp.	02/28/2021	R		1,380.00			
			Ed. Transportation							
**L000 4310 0000 00 000000		4002100585	031621	03/09/2021	Y		1,380.00			
40E000 2550 3300 00 000000		1,380.00	NONEM							
						88777			3,220.00	

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
CINTAS C001	Cintas Corporation #47P	4075693759	BG Mat Cleaning 02/11/2021 WO	02/11/2021	R		174.93			
**L000 4310 0000 00 000000		5002100244	031621	03/11/2021	Y		174.93			
20E000 2540 3232 00 000000							174.93			
CINTAS C001	Cintas Corporation #47P	4075693785	BG Mat Cleaning 02/11/2021	02/11/2021	R		78.26			
			DLS							
**L000 4310 0000 00 000000		5002100244	031621	03/11/2021	Y		78.26			
20E000 2540 3232 00 000000							78.26			
CINTAS C001	Cintas Corporation #47P	4076285288	BG Mat Cleaning 02/18/2021 WO	02/18/2021	R		174.93			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		174.93			
20E000 2540 3232 00 000000							174.93			
CINTAS C001	Cintas Corporation #47P	4076285318	BG Mat Cleaning 02/18/2021 DL	02/18/2021	R		78.26			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		78.26			
20E000 2540 3232 00 000000							78.26			
CINTAS C001	Cintas Corporation #47P	4076916232	BG Mat Cleaning 02/25/2021 DL	02/25/2021	R		82.18			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		82.18			
20E000 2540 3232 00 000000							82.18			
CINTAS C001	Cintas Corporation #47P	4076916233	BG Mat Cleaning 02/25/2021 WO	02/25/2021	R		183.68			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		183.68			
20E000 2540 3232 00 000000							183.68			
			*****Vendor Cont Void			88778				
CINTAS C001	Cintas Corporation #47P	4077458511	BG Mat Cleaning 03/03/2021 DL	03/03/2021	R		82.18			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		82.18			
20E000 2540 3232 00 000000							82.18			
CINTAS C001	Cintas Corporation #47P	4077458585	BG Mat Cleaning 03/03/2021 WO	03/03/2021	R		183.68			
**L000 4310 0000 00 000000		5002100229	031621	03/09/2021	Y		183.68			

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
CINTAS C001	Vendor Continued....									
20E000 2540 3232 00 000000		183.68								
						88779			1,038.10	
CITI CAR000	Citi Cards	42665	Supt workshop expense	02/26/2021	R		117.00			
			02/26/2021; and credit							
**L000 4310 0000 00 000000		4002100594	031621	03/11/2021	Y		117.00			
10E000 2321 3320 00 000000		117.00								
CITI CAR000	Citi Cards	credit 1/31/2021	Credit card charges panera	01/31/2021	R		-17.90			
			credit							
**L000 4310 0000 00 000000		4002100519	031621	03/11/2021	Y		-17.90			
10E000 2321 4100 00 000000		-17.90								
						88780			99.10	
CITYWIDE000	Citywide Building Maintenanc	38672	Day porter service -	02/16/2021	R		88.00			
			classroom set up 2/13/21							
**L000 4310 0000 00 000000		5002100213	031621	03/09/2021	Y		88.00			
20E000 2540 3220 00 000000		88.00								
CITYWIDE000	Citywide Building Maintenanc	38690	1/28/2021-02/05/2021 OT hours	02/19/2021	R		341.00			
			- Snow removal							
**L000 4310 0000 00 000000		5002100226	031621	03/09/2021	Y		341.00			
20E000 2540 3220 00 000000		341.00								
CITYWIDE000	Citywide Building Maintenanc	38854	03/2021 Janitorial Services /	03/01/2021	R		24,778.29			
			additional cleaning /2nd							
			shift supervisor							
**L000 4310 0000 00 000000		5002100238	031621	03/09/2021	Y		24,778.29			
20E000 2540 3220 00 000000		24,778.29								

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
CITYWIDE000	Citywide Building Maintenanc	38895	3/2021 Extra	03/04/2021	R		13,946.40			
			Cleaning/Staffing							
**L000 4310 0000 00 000000		5002100224	031621	03/09/2021	Y		13,946.40			
20E000 2540 3220 00 000000		13,946.40								
						88781			39,153.69	
CONNECTI001	Connections Academy East	7851	02/2021 Tuition	02/26/2021	R		4,908.60			
**L000 4310 0000 00 000000		4002100553	031621	03/09/2021	Y		4,908.60			
10E000 1912 6700 00 000000		4,908.60								
						88782			4,908.60	
CONSERV 000	Conserv FS Inc.	65111175	BG Supplies; Salt 02/15/2021	02/15/2021	R		1,312.25			
**L000 4310 0000 00 000000		5002100220	031621	03/09/2021	Y		1,312.25			
20E000 2540 4100 00 000000		1,312.25								
CONSERV 000	Conserv FS Inc.	65112217	BG Supplies 02/28/2021; Salt	02/28/2021	R		856.55			
**L000 4310 0000 00 000000		5002100243	031621	03/11/2021	Y		856.55			
20E000 2540 4100 00 000000		856.55								
						88783			2,168.80	
COUNTRYS000	Countryside Industries, Inc	S212256	Snow Removal 02/02/2021 WO &	02/26/2021	R		1,240.00			
			02/03/2021 DLS							
**L000 4310 0000 00 000000		5002100237	031621	03/09/2021	Y		1,240.00			
20E000 2540 3202 00 000000		1,240.00								
						88784			1,240.00	
ED-RED 000	ED-RED	76-L	D76 Membership Fee for 2020 -	06/02/2020	R		1,500.00			
			2021							

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
ED-RED 000	Vendor Continued....									
**L000 4310 0000 00 000000		4002100590	031621	03/09/2021	Y		1,500.00			
10E000 2310 3320 00 000000		1,500.00								
						88785			1,500.00	
ERNIE PE000	Ernie Peterson Plumbing Inc	50568	Plumbing Services 02-23-2021	02/25/2021	R		1,390.00			
**L000 4310 0000 00 000000		5002100221	031621	03/09/2021	Y		1,390.00			
20E000 2540 3232 00 000000		1,390.00	NONEM							
						88786			1,390.00	
EXCEPTIO000	Exceptional Learners Collab	1627	Virtual Executive Functioning Course 11/2/2020 & 11/4/2020 (2 attendees)	11/10/2020	R		200.00			
**L000 4310 0000 00 000000		4002100592	031621	03/11/2021	Y		200.00			
10E000 1205 4100 00 462000		200.00								
						88787			200.00	
FIRST NA001	First National Bank of Omah	16677	BG Storage Rental 3/2021 - 4/2021	02/11/2021	R		464.00			
**L000 4310 0000 00 000000		4002100536	031621	03/11/2021	Y		464.00			
20E000 2540 3232 00 000000		464.00								
						88788			464.00	
GRAINGER000	Grainger	9580681774	BG Supplies 07/06/2020	07/06/2020	R		63.75			
**L000 4310 0000 00 000000		5002100215	031621	03/09/2021	Y		63.75			
20E000 2540 4100 00 000000		63.75								
GRAINGER000	Grainger	98119851848	BG Supplies thermometers;	02/19/2021	R		299.90			

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
GRAINGER000	Vendor Continued....									
			covid expenses							
**L000 4310 0000 00 000000		5002100214	031621	03/09/2021	Y		299.90			
10E000 1110 4100 00 499800		299.90								
						88789			363.65	
GREAT LA004	Great Lakes Kwik Space	164070	02/17/2021 - 03/16/2021	02/16/2021	R		119.00			
			Storage rental WOM							
**L000 4310 0000 00 000000		5002100216	031621	03/09/2021	Y		119.00			
20E000 2540 3232 00 000000		119.00								
						88790			119.00	
GROOT, I000	Groot, Inc.	6670777	Extra Disposal Services	02/01/2021	R		575.01			
			12/29/2020 WO							
**L000 4310 0000 00 000000		5002100225	031621	03/10/2021	Y		575.01			
20E000 2540 3210 00 000000		575.01								
GROOT, I000	Groot, Inc.	6774425	Extra Disposal Services	03/01/2021	R		581.61			
			2/17/2021 WO							
**L000 4310 0000 00 000000		5002100225	031621	03/10/2021	Y		581.61			
20E000 2540 3210 00 000000		581.61								
GROOT, I000	Groot, Inc.	6775673	Disposal Services 3/2021 DLS	03/01/2021	R		446.55			
**L000 4310 0000 00 000000		5002100225	031621	03/10/2021	Y		446.55			
20E000 2540 3210 00 000000		446.55								
GROOT, I000	Groot, Inc.	6775830	Disposal Services 3/2021 WO	03/01/2021	R		567.62			
**L000 4310 0000 00 000000		5002100225	031621	03/10/2021	Y		567.62			
20E000 2540 3210 00 000000		567.62								
						88791			2,170.79	

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
HAGENMEG001	Hagen, Meghan K	114-5804110-3369010	Reimb for covid expense; see through masks 02/09/2021	02/09/2021	R		31.78			
**L000 4310 0000 00 000000		4002100556	031621	03/10/2021	Y		31.78			
10E000 1110 4100 00 499800		31.78								
						88792			31.78	
HINCKLEY000	Hinckley Springs	14045563 030321	FH Water Service 02-2021	03/03/2021	R		2.99			
**L000 4310 0000 00 000000			031621	03/11/2021	Y		2.99			
10E001 2410 4100 00 000000		2.99								
HINCKLEY000	Hinckley Springs	14801676 021121	DO Water Services 01-2021	02/11/2021	R		56.86			
**L000 4310 0000 00 000000		4002100579	031621	03/10/2021	Y		56.86			
20E000 2540 4100 00 000000		56.86								
						88793			59.85	
HODGES L000	Hodges Loizzi Eisenhammer L	50985	01/2021 Legal Services	01/31/2021	R		15,486.60			
**L000 4310 0000 00 000000		4002100586	031621	03/10/2021	Y		15,486.60			
10E000 2310 3180 00 000000		15,486.60	NONEM							
						88794			15,486.60	
HOME DEP000	Home Depot Credit Services	1020792	BG Supplies 02/10/2021	02/10/2021	R		109.78			
**L000 4310 0000 00 000000		5002100231	031621	03/11/2021	Y		109.78			
20E000 2540 4100 00 000000		109.78								
HOME DEP000	Home Depot Credit Services	1191869	BG Supplies 02/10/2021 credit	02/10/2021	R		-113.64			
**L000 4310 0000 00 000000		5002100231	031621	03/11/2021	Y		-113.64			
20E000 2540 4100 00 000000		-113.64								
HOME DEP000	Home Depot Credit Services	1904659	BG Supplies 02/10/2021	02/10/2021	R		303.91			

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
HOME DEP000	Vendor Continued....									
**L000 4310 0000 00 000000		5002100231		031621		03/11/2021	Y			303.91
20E000 2540 4100 00 000000										303.91
HOME DEP000	Home Depot Credit Services	2021823	BG Supplies	01/30/2021		01/30/2021	R			225.11
**L000 4310 0000 00 000000		5002100231		031621		03/11/2021	Y			225.11
20E000 2540 4100 00 000000										225.11
HOME DEP000	Home Depot Credit Services	7012952	BG Supplies	02/04/2021		02/04/2021	R			20.90
**L000 4310 0000 00 000000		5002100231		031621		03/11/2021	Y			20.90
20E000 2540 4100 00 000000										20.90
HOME DEP000	Home Depot Credit Services	8013432	BG Supplies	02/23/2021		02/23/2021	R			169.96
**L000 4310 0000 00 000000		5002100231		031621		03/11/2021	Y			169.96
20E000 2540 4100 00 000000										169.96
HOME DEP000	Home Depot Credit Services	9012759	BG Supplies	02/02/2021		02/02/2021	R			13.94
										*****Vendor Cont Void
**L000 4310 0000 00 000000		5002100231		031621		03/11/2021	Y			13.94
20E000 2540 4100 00 000000										13.94
										88796
										729.96
HOME DEP001	The Home Depot Pro	599778172	BG Supplies	02/10/2021;		02/10/2021	R			305.60
										clothes COVID expenses
**L000 4310 0000 00 000000		5002100228		031621		03/10/2021	Y			305.60
10E000 1110 4100 00 499800										305.60
HOME DEP001	The Home Depot Pro	603763145	BG Supplies	03/04/2021; covid		03/04/2021	R			200.00
										related expense
**L000 4310 0000 00 000000		5002100240		031621		03/11/2021	Y			200.00
10E000 1110 4100 00 499800										200.00

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
HOME DEP001	The Home Depot Pro	604029561	BG Supplies 03/05/2021; covid related expenses	03/05/2021	R		433.67			
**L000 4310 0000 00 000000		5002100236	031621	03/10/2021	Y		433.67			
10E000 1110 4100 00 499800		433.67								
						88797			939.27	
IASA 000 IASA		84-2.16.21	IASA Administrators Academy 01/22/2021 & Coaching Evaluators 2/16/2021 (Title I)	02/23/2021	R		3,522.06			
**L000 4310 0000 00 000000		4002100577	031621	03/10/2021	Y		3,522.06			
10E000 2210 3320 00 430000		3,522.06								
IASA 000 IASA		AC80	IASA Virtual Conference 4/7/2021 -4 /8/2021 BSL	03/03/2021	R		250.00			
**L000 4310 0000 00 000000		4012100032	031621	03/11/2021	Y		250.00			
10E000 2321 3320 00 000000		250.00								
						88798			3,772.06	
ILLINOIS004	Illinois State Police-Burea	03837 01/2021	Fingerprinting 01/2021	01/31/2021	R		56.50			
**L000 4310 0000 00 000000		4002100595	031621	03/11/2021	Y		56.50			
10E000 2310 3191 00 000000		56.50								
						88799			56.50	
IMAGETEC000	Imagetec LP	623080	DLS Excess Copier Toner	03/08/2021	R		202.15			
**L000 4310 0000 00 000000		1002100143	031621	03/10/2021	Y		202.15			
10E001 1110 4880 00 000000		202.15 NONEM								
						88800			202.15	

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
INTEGRAT000	Integrated Systems Corporat	714064	04/2021 Skyward hosting	03/01/2021	R		315.00			
**L000 4310 0000 00 000000		4002100551	031621	03/10/2021	Y		315.00			
10E000 2524 3110 00 000000		315.00								
						88801			315.00	
JOHNSON 002	Johnson Controls Fire Prote	87513113	Alarm Service Repair	02/15/2021	R		951.00			
			02-08-2021							
**L000 4310 0000 00 000000		5002100222	031621	03/10/2021	Y		951.00			
20E000 2540 3232 00 000000		951.00								
						88802			951.00	
JOYCE 000	Dr. Joyce M. Powell, Educat	01/2021-02/2021	Sp. Ed. Consulting Services	02/28/2021	R		750.00			
			01/2021 - 02/2021							
**L000 4310 0000 00 000000		4002100554	031621	03/10/2021	Y		750.00			
10E000 1205 3100 00 462000		750.00	NONEM							
						88803			750.00	
KANSAS S000	Kansas State Bank	04/2021	Copier Lease Payment #32;	03/01/2021	R		2,063.48			
			Principal/Interest							
**L000 4310 0000 00 000000		4002100550	031621	03/10/2021	Y		2,063.48			
30E000 5370 6100 00 000000		1,852.32				30E000 5370 6200 00 000000	211.16			
						88804			2,063.48	
KENDALL 000	Kendall Hunt Publishing Co.	12648574	DLS Gifted Math Materials	02/15/2021	R		628.38			
			(partial)							
**L000 4310 0000 00 000000		2002100072	031621	03/11/2021	Y		628.38			
10E002 1650 4100 00 000000		628.38								

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
KENDALL 000	Kendall Hunt Publishing Co.	12648575		DLS Gifted Math Materials	02/15/2021	R	209.46			
**L000 4310 0000 00 000000		2002100072		031621	03/11/2021	Y	209.46			
10E002 1650 4100 00 000000		209.46								
						88805			837.84	
KROESCHE000	Kroeschell Engineering Co	33718		BAS Service agreement 02/2021	02/09/2021	R	863.00			
**L000 4310 0000 00 000000		5002100217		031621	03/10/2021	Y	863.00			
20E000 2540 3232 00 000000		863.00								
KROESCHE000	Kroeschell Engineering Co	33817		BAS Service agreement 03/2021	03/05/2021	R	863.00			
**L000 4310 0000 00 000000		5002100241		031621	03/11/2021	Y	863.00			
20E000 2540 3232 00 000000		863.00								
						88806			1,726.00	
LAKE COU007	Lake County Public Works	480046483		monthly water sampling	01/31/2021	R	116.00			
				01-2021						
**L000 4310 0000 00 000000		5002100227		031621	03/10/2021	Y	116.00			
20E000 2540 3700 00 000000		116.00								
LAKE COU007	Lake County Public Works	480046664		Water Sampling/Coliform	02/28/2021	R	116.00			
				2/2021						
**L000 4310 0000 00 000000		5002100232		031621	03/10/2021	Y	116.00			
20E000 2540 3700 00 000000		116.00								
						88807			232.00	
LAKESIDE000	Lakeside Transportation	1004217-CM2		Credit for Reg Ed	01/31/2021	R	-22,778.04			
				Transportation owed from						
				11/2020 billing						
**L000 4310 0000 00 000000		4002100578		031621	03/11/2021	Y	-22,778.04			

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
LAKESIDE000	Vendor Continued....									
40E000 2550 3310 00 000000		-22,778.04								
LAKESIDE000	Lakeside Transportation	1004217-CM3	Credit for Reg Ed Transportation owed from 11/2020 billing	01/31/2021	R		-5,000.00			
**L000 4310 0000 00 000000		4002100578	031621	03/11/2021	Y		-5,000.00			
40E000 2550 3310 00 000000		-5,000.00								
LAKESIDE000	Lakeside Transportation	1004265	01/2021 Sp. Ed. Transportation Planned billing	01/31/2021	R		49,301.04			
**L000 4310 0000 00 000000		4002100527	031621	03/11/2021	Y		49,301.04			
40E000 2550 3300 00 000000		49,301.04								
LAKESIDE000	Lakeside Transportation	1004266	01/2021 Sp. Ed. *****Vendor Cont Void Transportation Actual billing /cleaning fee	01/31/2021	R	88808	11,563.95			
**L000 4310 0000 00 000000		4002100527	031621	03/11/2021	Y		11,563.95			
40E000 2550 3300 00 000000		11,563.95								
LAKESIDE000	Lakeside Transportation	1004270	01/2021 Reg Ed Transportation planned billing 35%	01/31/2021	R		36,514.48			
**L000 4310 0000 00 000000		4002100526	031621	03/11/2021	Y		36,514.48			
40E000 2550 3310 00 000000		36,514.48								
LAKESIDE000	Lakeside Transportation	1004271	01/2021 Reg Ed Transportation Actual billing/bus cleaning fee	01/31/2021	R		3,949.20			
**L000 4310 0000 00 000000		4002100526	031621	03/11/2021	Y		3,949.20			
40E000 2550 3310 00 000000		3,949.20								
						88809			73,550.63	

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
LAMINEX,000	Laminex, Inc.	105015	Lanyards	03/03/2021	R		316.81			
**L000 4310 0000 00 000000		4002100534	031621	03/11/2021	Y		316.81			
20E000 2540 4100 00 000000							316.81			
						88810			316.81	
LANGUAGE000	Language Testing Internatio	L40271	Bilingual Reading Testing Materials	01/08/2021	R		60.00			
**L000 4310 0000 00 000000		4002100597	031621	03/11/2021	Y		60.00			
10E000 1800 4100 00 000000							60.00			
LANGUAGE000	Language Testing Internatio	L40585	Bilingual Reading Testing Materials	02/04/2021	R		5.00			
**L000 4310 0000 00 000000		4002100503	031621	03/11/2021	Y		5.00			
10E000 1800 4100 00 000000							5.00			
						88811			65.00	
LEARNPLA000	LearnPlatform, Inc.	2021-1453	LearnPlatform Subscription	03/11/2021	R		1,502.55			
			04/01/2021 - 06/30/2021							
**L000 4310 0000 00 000000		4002100598	031621	03/11/2021	Y		1,502.55			
10E000 1110 3004 00 000000							1,502.55			
						88812			1,502.55	
LEVY KAT000	Levy, Katie M	ED5383	Tuition Reimb for course: ED5383 (3cr grad)	03/05/2021	R		825.00			
**L000 4310 0000 00 000000		4002100569	031621	03/10/2021	Y		825.00			
10E000 1110 2300 00 000000							825.00			
						88813			825.00	

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Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
MADEJSAM000	Madej, Samantha	CI5353	Tuition/Book Reimbursement	03/05/2021	R		825.00			
			for course: CI5353 (3cr grad)							
**L000 4310 0000 00 000000		4002100570	031621	03/10/2021	Y		825.00			
10E000 1110 2300 00 000000		825.00								
						88814			825.00	
MANDRMEG000	Mandro, Megan M	ESL606	Tuition/Book Reimb for	03/05/2021	R		923.39			
			course: ESL606 (3cr grad)							
**L000 4310 0000 00 000000		4002100568	031621	03/10/2021	Y		923.39			
10E000 1110 2300 00 000000		923.39								
						88815			923.39	
MCLEAKAT000	McLean, Kathryn	2020-2021	Reimb for classroom supplies	03/05/2021	R		53.67			
			2020 - 2021							
**L000 4310 0000 00 000000		4002100567	031621	03/10/2021	Y		53.67			
10E003 1110 4100 00 000000		53.67								
						88816			53.67	
MUNDELEI001	Mundelein School Dist. 75	1652	Bus Transportation; Feece Oil	02/18/2021	R		1,635.07			
			2/15/2021							
**L000 4310 0000 00 000000		4002100541	031621	03/10/2021	Y		1,635.07			
40E000 2550 4640 00 000000		1,635.07								
						88817			1,635.07	
MUSIC & 000	Music & Arts Center Inc	24329566	WO Band Instrument repairs	11/13/2020	R		588.00			
			10/14/2020							
**L000 4310 0000 00 000000		4002100576	031621	03/10/2021	Y		588.00			
10E003 1110 4160 00 000000		588.00								

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
MUSIC & 000	Music & Arts Center Inc	24705587		WOM Band supplies 11-13-2020	11/14/2020	R	495.25			
**L000 4310 0000 00 000000		3002100099		031621	03/11/2021	Y	495.25			
10E003 1110 4160 00 000000		495.25								
MUSIC & 000	Music & Arts Center Inc	25713290		DLS Band supplies 5th grade	02/12/2021	R	70.32			
**L000 4310 0000 00 000000		2002100074		031621	03/11/2021	Y	70.32			
10E002 1110 4160 00 000000		70.32								
MUSIC & 000	Music & Arts Center Inc	25753634		DLS Band supplies 5th grade (partial)	02/16/2021	R	95.04			
**L000 4310 0000 00 000000		2002100074		031621	03/11/2021	Y	95.04			
10E002 1110 4160 00 000000		95.04								
MUSIC & 000	Music & Arts Center Inc	25755324		WO Band Instrument repairs 2/16/2021	02/16/2021	R	85.00			
**L000 4310 0000 00 000000		4002100576		031621	03/10/2021	Y	85.00			
10E003 1110 4160 00 000000		85.00								
				*****Vendor Cont Void		88818				
MUSIC & 000	Music & Arts Center Inc	25816032		WOM Band PPE	02/22/2021	R	1,121.07			
**L000 4310 0000 00 000000		3002100116		031621	03/11/2021	Y	1,121.07			
10E003 1110 4160 00 000000		1,121.07								
MUSIC & 000	Music & Arts Center Inc	2585015		WOM Band PPE (partial)	02/26/2021	R	210.99			
**L000 4310 0000 00 000000		3002100116		031621	03/11/2021	Y	210.99			
10E003 1110 4160 00 000000		210.99								
						88819			2,665.67	
NET56, I000	Net56, Inc.	13609		03/2021 IT Services; network operations, applications, customer care	03/01/2021	R	5,645.90			

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
NET56, I000	Vendor Continued....									
**L000 4310 0000 00 000000		4002100547	031621	03/10/2021	Y		5,645.90			
10E000 1110 3101 00 000000		5,645.90								
						88820			5,645.90	
NORTH AM000	North American	A832802	BG Supplies 08-28-2020	08/28/2020	R		58.76			
**L000 4310 0000 00 000000		5002100223	031621	03/10/2021	Y		58.76			
20E000 2540 4100 00 000000		58.76								
NORTH AM000	North American	B197353	BG Supplies 03/05/2021	03/05/2021	R		730.76			
**L000 4310 0000 00 000000		5002100235	031621	03/10/2021	Y		730.76			
20E000 2540 4100 00 000000		517.22				10E000 1110 4100 00 499800	213.54			
NORTH AM000	North American	B199185	BG Supplies 03/08/2021 covid expense	03/08/2021	R		301.70			
**L000 4310 0000 00 000000		5002100235	031621	03/10/2021	Y		301.70			
20E000 2540 4100 00 000000		213.54				10E000 1110 4100 00 499800	88.16			
						88821			1,091.22	
NORTHBRO000	Northbrook Glenview School	D30-109404	02/2021 Food Service Breakfast / Lunch & Commodity Credit	02/28/2021	R		36,996.52			
**L000 4310 0000 00 000000		4002100589	031621	03/10/2021	Y		36,996.52			
10E000 2560 4100 00 000000		36,996.52								
						88822			36,996.52	
OFFICE D000	Office Depot, Inc	1511798235001	DLS labels for bus tags	01/29/2021	R		59.97			
**L000 4310 0000 00 000000		1002100133	031621	03/11/2021	Y		59.97			
10E001 1110 4100 00 000000		59.97								

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
OFFICE D000	Office Depot, Inc	155351165001	Supt Supplies	02/10/2021	R		35.72			
**L000 4310 0000 00 000000		4012100029	031621	03/11/2021	Y		35.72			
10E000 2321 4100 00 000000		35.72								
						88823			95.69	
PARALLEL000	Parallel Employment Group I	10083186	Substitute Services; Teacher Assistants week of 02/07/2021	02/12/2021	R		80.80			
**L000 4310 0000 00 000000		4002100539	031621	03/10/2021	Y		80.80			
10E000 1110 3000 00 000000		80.80								
PARALLEL000	Parallel Employment Group I	10083337	Substitute Services; Teacher Assistants week of 02/14/2021	02/19/2021	R		732.25			
**L000 4310 0000 00 000000		4002100565	031621	03/10/2021	Y		732.25			
10E000 1110 3000 00 000000		732.25								
PARALLEL000	Parallel Employment Group I	10083664	Substitute Services; Teacher/Assistants week of 02/28/2021	03/05/2021	R		1,248.21			
**L000 4310 0000 00 000000		4002100564	031621	03/10/2021	Y		1,248.21			
10E000 1110 3000 00 000000		1,248.21								
						88824			2,061.26	
QUENCH U000	Quench USA, Inc.	03/2021-04/2021	DL/WOIS/WOM Water Services	03/01/2021	R		165.00			
**L000 4310 0000 00 000000		4002100548	031621	03/10/2021	Y		165.00			
10E001 2410 4100 00 000000		55.00				10E002 2410 4100 00 000000	55.00			
10E003 2410 4100 00 000000		55.00								
						88825			165.00	

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
RAYMOND 000	Raymond James & Associates	836020495840	Dissemination Services Fee	03/04/2021	R		1,500.00			
			Fiscal Year ending 6/30/2020							
**L000 4310 0000 00 000000		4002100591	031621	03/11/2021	Y		1,500.00			
30E000 5400 6000 00 000000		1,500.00								
						88826			1,500.00	
SOUTHPAW000	Southpaw Enterprises, Inc.	476998	DL Sensory Room Materials	02/10/2021	R		1,602.24			
			(IDEA)							
**L000 4310 0000 00 000000		4502100011	031621	03/11/2021	Y		1,602.24			
10E000 1205 4100 00 462000		1,602.24								
SOUTHPAW000	Southpaw Enterprises, Inc.	477158	DL Sensory Room Materials	02/17/2021	R		99.00			
			(IDEA)							
**L000 4310 0000 00 000000		4502100011	031621	03/11/2021	Y		99.00			
10E000 1205 4100 00 462000		99.00								
						88827			1,701.24	
SPECIAL 000	Special Education District	02/12/2021	02/2021 Tuition	02/12/2021	R		42,919.48			
**L000 4310 0000 00 000000		4002100542	031621	03/10/2021	Y		42,919.48			
10E000 4220 6700 00 000000		42,919.48								
SPECIAL 000	Special Education District	03/02/2021	03/2021 Tuition	03/05/2021	R		42,919.48			
**L000 4310 0000 00 000000		4002100587	031621	03/10/2021	Y		42,919.48			
10E000 4220 6700 00 000000		42,919.48								
SPECIAL 000	Special Education District	21CONTR.3	2020-2021 Contractual Billing	02/11/2021	R		11,705.00			
			ECAT (3rd of 4th installment)							
**L000 4310 0000 00 000000		4002100575	031621	03/10/2021	Y		11,705.00			
10E000 4220 6700 00 000000		11,705.00								

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
SPECIAL 000	Special Education District	FY21 O&M ADE	2020-2021 O&M Assessment	02/19/2021	R		10,232.00			
			Billing; ADE							
**L000 4310 0000 00 000000		4002100574	031621	03/10/2021	Y		10,232.00			
20E000 4120 6001 00 000000		10,232.00								
						88828			107,775.96	
T-MOBILE000	T-Mobile	02/2021-03/2021	Mobile Hotspot Services	03/09/2021	R		900.00			
			02/3/2021 - 03/2/2021							
**L000 4310 0000 00 000000		4002100583	031621	03/10/2021	Y		900.00			
10E000 1110 4100 00 499800		900.00								
						88829			900.00	
TELESOLU000	Telesolutions Consultants L	diasd76-30121	02/2021 E-Rate Retainer Fee	03/01/2021	R		325.00			
**L000 4310 0000 00 000000		4002100549	031621	03/10/2021	Y		325.00			
20E000 2540 3400 00 000000		325.00								
						88830			325.00	
TOPLINE 000	Topline Transportation Co.	101177	02/2021 Transportation HL	02/27/2021	R		3,250.00			
**L000 4310 0000 00 000000		4002100555	031621	03/10/2021	Y		3,250.00			
40E000 2550 3310 00 000000		3,250.00								
						88831			3,250.00	
ULINE 000	Uline	129850165	Safety Shields; Covid Expense	02/05/2021	R		1,440.00			
**L000 4310 0000 00 000000		5002100173	031621	03/10/2021	Y		1,440.00			
10E000 1110 4100 00 499800		1,440.00								
						88832			1,440.00	

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
ULTIMATE000	Ultimate Screen Printing	137250		WO Student of the Month	02/19/2021	R	231.00			
				T-Shirts						
**L000 4310 0000 00 000000		3002100119		031621	03/11/2021	Y	231.00			
10E003 2190 4100 00 000000		231.00								
						88833			231.00	
WAREHOUS000	Warehouse Direct, Inc.	4867722		School Admin Associates	02/09/2021	R	381.70			
				Apparel						
**L000 4310 0000 00 000000		4002100540		031621	03/10/2021	Y	381.70			
10E000 2210 4100 00 000000		381.70								
						88834			381.70	
WHARTDEL000	Wharton, Delaney	08/2020 - 11/2020		Reimb virtual teaching	03/05/2021	R	150.00			
				resources TPT 8/2020 -						
				11/2020						
**L000 4310 0000 00 000000		4002100572		031621	03/10/2021	Y	150.00			
10E001 1110 4100 00 000000		150.00								
WHARTDEL000	Wharton, Delaney	12/02/2020		Reimb purchase PBIS winter	12/02/2020	R	129.90			
				break treat 12/2/2020						
**L000 4310 0000 00 000000		4002100573		031621	03/10/2021	Y	129.90			
10E001 2190 4100 00 000000		129.90								
						88835			279.90	
WIGHT & 000	Wight & Company	200132-006		2021 Summer Classroom	01/31/2021	R	930.00			
				Renovations 01/2021						
**L000 4310 0000 00 000000		5002100218		031621	03/10/2021	Y	930.00			
60E000 2530 5750 00 000000		930.00								

Check Date 03/16/2021 Posting Date 03/16/2021

Due Date 03/11/2021 Batches 031621 Thru 031621 Bank Cash Code Cash

Vendor	Name	Invoice #	Description	Inv Date	C	Check	Invoice Amount			
Accrual		PO #	Batch	Due Date	Detail		Net Amount			
Account Number		Detail Amount	1099	Asset	Lq	Account Number	Detail Amount	1099	Asset	Lq
WIGHT & 000	Wight & Company	200132-007	2021 Summer Classroom Renovations 02/2021	02/28/2021	R		1,437.50			
**L000 4310 0000 00 000000		5002100239	031621	03/11/2021	Y		1,437.50			
60E000 2530 5750 00 000000							1,437.50			
						88836			2,367.50	
WILSODIA000	Wilson, Diane R	2020 - 2021	Reimb for classroom supplies 2020 -2021	03/11/2021	R		150.00			
**L000 4310 0000 00 000000		1002100144	031621	03/11/2021	Y		150.00			
10E001 1110 4100 00 000000							150.00			
						88837			150.00	
WOLD ARC000	Wold Architects Incorporate	71119	2021 HVAC Upgrades 02/2021	02/28/2021	R		2,894.58			
**L000 4310 0000 00 000000		5002100219	031621	03/10/2021	Y		2,894.58			
90E000 2540 5750 00 000000							2,894.58			
						88838			2,894.58	
									Grand Total	359,863.09
									Total Adjustments	0.00
									Total Discounts	0.00
									Net Total	359,863.09
									81 Computer Check(s)	359,863.09
									0 Manual Check(s)	0.00
									0 Void Check(s)	0.00
									0 Negative/Minimum Check(s)	0.00
									0 Zero Check(s)	0.00
									0 Wire Transfer Check(s)	0.00
									0 ACH Deposit(s)	0.00

\*\*\*\*\* End of report \*\*\*\*\*

Check Nbr	Vendor Name	Check Date	Check Amount
88749	United States Treasury	02/19/2021	196.95
88750	WEX Bank	02/19/2021	151.56
88751	WEX Bank	02/19/2021	147.00
3	Computer	Check(s) For a Total of	495.51

	0	Manual	Checks For a Total of	0.00
	0	Wire Transfer	Checks For a Total of	0.00
	0	ACH	Checks For a Total of	0.00
	3	Computer	Checks For a Total of	495.51
Total For	3	Manual, Wire Tran, ACH & Computer	Checks	495.51
Less	0	Voided	Checks For a Total of	0.00
			Net Amount	495.51

## F U N D S U M M A R Y

Fund	Description	Balance Sheet	Revenue	Expense	Total
10	Education Fund	0.00	0.00	196.95	196.95
20	Operations & Mai	0.00	0.00	298.56	298.56

Check Nbr	Vendor Name	Check Date	Check Amount
88752	Vendor Continued Check	03/05/2021	0.00
88753	Vendor Continued Check	03/05/2021	0.00
88754	Vendor Continued Check	03/05/2021	0.00
88755	Vendor Continued Check	03/05/2021	0.00
88756	Amazon	03/05/2021	6,968.30
88757	Amazon	03/05/2021	298.96
88758	Amazon	03/05/2021	233.54
88759	Amazon	03/05/2021	582.35
8	Computer	Check(s) For a Total of	8,083.15

	0	Manual	Checks For a Total of	0.00
	0	Wire Transfer	Checks For a Total of	0.00
	0	ACH	Checks For a Total of	0.00
	8	Computer	Checks For a Total of	8,083.15
Total For	8	Manual, Wire Tran, ACH & Computer	Checks	8,083.15
Less	0	Voided	Checks For a Total of	0.00
			Net Amount	8,083.15

F U N D S U M M A R Y

Fund	Description	Balance Sheet	Revenue	Expense	Total
10	Education Fund	0.00	0.00	8,002.07	8,002.07
20	Operations & Mai	0.00	0.00	81.08	81.08

Check Nbr	Vendor Name	Check Date	Check Amount
88760	AbleNet Inc.	03/16/2021	235.00
88761	Academic Therapy Publications,	03/16/2021	473.00
88762	Ace Hardware	03/16/2021	32.96
88763	Alarm Detection Systems, Inc.	03/16/2021	2,194.86
88764	Albertsons/Safeway	03/16/2021	53.85
88765	Alexian Brothers Behavioral He	03/16/2021	360.00
88766	Amalgamated Bank Of Chicago	03/16/2021	475.00
88767	Anderson Pest Solutions	03/16/2021	175.96
88768	Apple Inc	03/16/2021	49.00
88769	AT & T Long Distance	03/16/2021	2,066.51
88770	Blaz, Cheryl Ann	03/16/2021	871.25
88771	Breakout, Inc.	03/16/2021	198.00
88772	Bureau Of Educ & Research	03/16/2021	279.00
88773	Caliendo, Alyssa	03/16/2021	128.69
88774	Candor Health Education	03/16/2021	827.20
88775	CDW Government	03/16/2021	974.76
88776	Center for Psychological Servi	03/16/2021	9,400.00
88777	Chain O'Lakes Transportation	03/16/2021	3,220.00
88778	Vendor Continued Check	03/16/2021	0.00
88779	Cintas Corporation #47P	03/16/2021	1,038.10
88780	Citi Cards	03/16/2021	99.10
88781	Citywide Building Maintenance	03/16/2021	39,153.69
88782	Connections Academy East	03/16/2021	4,908.60
88783	Conserv FS Inc.	03/16/2021	2,168.80
88784	Countryside Industries, Inc.	03/16/2021	1,240.00
88785	ED-RED	03/16/2021	1,500.00
88786	Ernie Peterson Plumbing Inc.	03/16/2021	1,390.00
88787	Exceptional Learners Collabora	03/16/2021	200.00
88788	First National Bank of Omaha	03/16/2021	464.00
88789	Grainger	03/16/2021	363.65
88790	Great Lakes Kwik Space	03/16/2021	119.00
88791	Groot, Inc.	03/16/2021	2,170.79
88792	Hagen, Meghan K	03/16/2021	31.78
88793	Hinckley Springs	03/16/2021	59.85
88794	Hodges Loizzi Eisenhammer LLP	03/16/2021	15,486.60
88795	Vendor Continued Check	03/16/2021	0.00
88796	Home Depot Credit Services	03/16/2021	729.96
88797	The Home Depot Pro	03/16/2021	939.27
88798	IASA	03/16/2021	3,772.06
88799	Illinois State Police-Bureau O	03/16/2021	56.50
88800	Imagetec LP	03/16/2021	202.15
88801	Integrated Systems Corporation	03/16/2021	315.00
88802	Johnson Controls Fire Protecti	03/16/2021	951.00
88803	Dr. Joyce M. Powell, Education	03/16/2021	750.00
88804	Kansas State Bank	03/16/2021	2,063.48
88805	Kendall Hunt Publishing Co.	03/16/2021	837.84
88806	Kroeschell Engineering Co	03/16/2021	1,726.00
88807	Lake County Public Works	03/16/2021	232.00
88808	Vendor Continued Check	03/16/2021	0.00
88809	Lakeside Transportation	03/16/2021	73,550.63

Check Nbr	Vendor Name	Check Date	Check Amount
88810	Laminex, Inc.	03/16/2021	316.81
88811	Language Testing International	03/16/2021	65.00
88812	LearnPlatform, Inc.	03/16/2021	1,502.55
88813	Levy, Katie M	03/16/2021	825.00
88814	Madej, Samantha	03/16/2021	825.00
88815	Mandro, Megan M	03/16/2021	923.39
88816	McLean, Kathryn	03/16/2021	53.67
88817	Mundelein School Dist. 75	03/16/2021	1,635.07
88818	Vendor Continued Check	03/16/2021	0.00
88819	Music & Arts Center Inc	03/16/2021	2,665.67
88820	Net56, Inc.	03/16/2021	5,645.90
88821	North American	03/16/2021	1,091.22
88822	Northbrook Glenview School Dis	03/16/2021	36,996.52
88823	Office Depot, Inc	03/16/2021	95.69
88824	Parallel Employment Group Inc.	03/16/2021	2,061.26
88825	Quench USA, Inc.	03/16/2021	165.00
88826	Raymond James & Associates Inc	03/16/2021	1,500.00
88827	Southpaw Enterprises, Inc.	03/16/2021	1,701.24
88828	Special Education District Lak	03/16/2021	107,775.96
88829	T-Mobile	03/16/2021	900.00
88830	Telesolutions Consultants LLC	03/16/2021	325.00
88831	Topline Transportation Co.	03/16/2021	3,250.00
88832	Uline	03/16/2021	1,440.00
88833	Ultimate Screen Printing	03/16/2021	231.00
88834	Warehouse Direct, Inc.	03/16/2021	381.70
88835	Wharton, Delaney	03/16/2021	279.90
88836	Wight & Company	03/16/2021	2,367.50
88837	Wilson, Diane R	03/16/2021	150.00
88838	Wold Architects Incorporated	03/16/2021	2,894.58
88839	Vendor Continued Check	03/16/2021	0.00
88840	BMO Financial Group	03/16/2021	3,263.57
81	Computer	Check(s) For a Total of	359,863.09

	0	Manual	Checks For a Total of	0.00
	0	Wire Transfer	Checks For a Total of	0.00
	0	ACH	Checks For a Total of	0.00
	81	Computer	Checks For a Total of	359,863.09
Total For	81	Manual, Wire Tran, ACH & Computer	Checks	359,863.09
Less	0	Voided	Checks For a Total of	0.00
			Net Amount	359,863.09

## F U N D S U M M A R Y

Fund	Description	Balance Sheet	Revenue	Expense	Total
10	Education Fund	0.00	0.00	200,676.34	200,676.34
20	Operations & Mai	0.00	0.00	68,230.49	68,230.49
30	Debt Service	0.00	0.00	4,038.48	4,038.48
40	Transportation F	0.00	0.00	81,655.70	81,655.70
60	Capital Outlay	0.00	0.00	2,367.50	2,367.50
90	Life Safety	0.00	0.00	2,894.58	2,894.58



**Diamond Lake School District 76**  
**Embrace Empower Excel** Each Child Each Day

BOARD OF EDUCATION  
 BUSINESS MEETING  
 Tuesday, March 16, 2021

**AGENDA ITEM V-B**

**Personnel: Approve Resolution for Personnel Items: Action**

The resolution is being submitted for approval at the Business Meeting on Tuesday, March 16, 2021.

**BE IT RESOLVED**, the Diamond Lake 76 Board of Education accepts and approves the Personnel Items as depicted on the Agenda:

**1. Leaves of Absence(S):**

Employee	School	Position	Effective Date
Galinovskiy, Kate	WOIS	Speech/Language Pathologist	SY2021-2022

**2. Resignation(s):**

Employee	School	Position	Effective Date
Hoyer, Sean	WOIS	Social Worker	4.16.2021

**3. Informational: Position Change :**

Employee	School	Position	Effective Date
Levy, Katie	WOIS	3-5th STEAM Teacher	8.16.2021

**VILLAGE OF MUNDELEIN OAK CREEK/TOWNLINE ROAD  
REDEVELOPMENT PROJECT AREA (TIF IV)**

**RESOLUTION INDICATING SUPPORT FOR DESIGNATION OF TIF IV AND  
REDEVELOPMENT PLAN FOR TIF IV, MUNDELEIN, ILLINOIS**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq* (the “**Act**”), the Village of Mundelein, Illinois (the “**Village**”) is considering the designation of a redevelopment project area known as “Oak Creek/Townline Road Redevelopment Project Area” (“**TIF IV**”); and

**WHEREAS**, pursuant to the Act, the Joint Review Board for TIF IV has been created, the members of which include representatives of certain affected taxing districts authorized to levy taxes within TIF IV and a public member selected by the other members of the Joint Review Board; and

**WHEREAS**, pursuant to the Act, the Joint Review Board for TIF IV convened a meeting in the Village Hall on February 10, 2021; and

**WHEREAS**, the Joint Review Board carefully reviewed and considered (i) the public record and planning documents relating to (a) the proposed designation of the boundaries of TIF IV and (b) the proposed approval of a redevelopment plan for TIF IV (collectively, the “**TIF IV Proposals**”), and (ii) draft ordinances approving the TIF IV Proposals; and

**WHEREAS**, after consideration of said matters, the Joint Review Board recommended and found, by a majority vote of its members present, that: (i) the TIF IV Proposals, as presented, conform to the requirements of the Act and (ii) the President and Board of Trustees of the Village should approve the TIF IV Proposals; and

**WHEREAS**, at the Joint Review Board Meeting, Diamond Lake School District 76 abstained from the vote to recommend approval in order to obtain additional information regarding the proposed TIF IV; and

**WHEREAS**, Village of Mundelein made a presentation to Diamond Lake School District Board of Education on February 16, 2021 on matters related to the potential establishment of TIF IV and provided supplemental information; and

**WHEREAS**, the Diamond Lake School District 76 Board of Education at its March 16, 2021 regularly scheduled meeting, desires to formally recommend approval of TIF IV by a majority vote of its members.

**NOW THEREFORE, BE IT RESOLVED BY THE DIAMOND LAKE SCHOOL DISTRICT 76 BOARD OF EDUCATION**, as follows:

**SECTION 1: RECITALS.** The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

**SECTION 2: RECOMMENDATION.** The Diamond Lake School District 76 Board of Education submits the following advisory, non-binding recommendation to the President and Board of Trustees of the Village:

- A. The TIF IV Proposals, including (i) the proposed boundaries of TIF IV and (ii) the proposed redevelopment plan for TIF IV in substantially the form attached to the Joint Review Board for Oak Creek Townline Road TIF IV Resolution approved on February 10, 2021, with **Exhibit A** (the “**Plan**”), satisfy the plan requirements, eligibility criteria, and objectives of the Act, for the reasons stated in the Plan, including the eligibility report included therein.
- B. In furtherance thereof, the Diamond Lake School District 76 Board of Education recommends that the Village President and Board of Trustees adopt ordinances approving the TIF IV Proposals, including the designation of the boundaries of TIF IV, the Plan, and tax increment allocation financing for TIF IV.

This Resolution is supplemental to the Joint Review Board’s written report required by the Act.

**SECTION 3. SEVERABILITY.** If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law

PASSED this 16<sup>th</sup> day of March, 2021.

AYES:

NAYS:

ABSENT:

ABSTENTION:

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Joy Hail  
Board President  
Diamond Lake School District 76

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Margaret Kwon  
Board Secretary  
Diamond Lake School District 76



**VILLAGE OF MUNDELEIN  
REDEVELOPMENT PLAN AND PROJECT  
OAK CREEK/TOWNLIN ROAD REDEVELOPMENT  
PROJECT AREA**

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**“Redevelopment plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted improved area and in part as a blighted vacant area and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended.**

**Prepared for: Village of Mundelein, Illinois**

**Prepared by: Kane, McKenna and Associates, Inc.**

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**DECEMBER 2020**

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## I. INTRODUCTION

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The Village of Mundelein (the “Village”) is located in Lake County, Illinois, and is an established community located approximately thirty-five miles northwest of the City of Chicago with a population of 31,064 citizens (according to the 2010 U.S. Census). The Village experienced significant growth in population between 1990 and 2000 and has experienced a lower rate of growth since such period. In this Redevelopment Plan (as such term is hereinafter defined), the Village proposes a comprehensive program to enable an area within the Village to overcome a number of redevelopment barriers.

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village to conduct an analysis of the potential qualification and designation of an area as a “redevelopment project area” pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the “Act”), and to assist the Village in drafting this Redevelopment Plan.

The Village intends to designate a “redevelopment project area” entitled Oak Creek/Townline Road Redevelopment Project Area (the “RPA”), the boundaries of which are depicted in **Exhibit A**.

**Plan Requirements.** The Act enables Illinois municipalities to establish redevelopment project areas, either to eliminate the presence of blight or to prevent its onset. The Act finds that in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish a “redevelopment project area” an Illinois municipality must adopt several documents, including (i) comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area, and (ii) a report that provides in reasonable detail the basis for the eligibility of a proposed redevelopment project area.

The Village prepared this redevelopment plan and project as required by the Act (the “Redevelopment Plan”). The report that provides in reasonable detail the basis for the eligibility of the RPA as a redevelopment project area is attached as **Exhibit E** to this Redevelopment Plan (the “Eligibility Report”).

**Community Background.** The Village was incorporated in 1909 and covers an area of approximately ten square miles and is bordered by the Villages of Grayslake, Hawthorn Woods, Libertyville, Indian Creek, and Long Grove, and unincorporated land. The Village is the site of several hotels, shopping centers, offices, and industrial facilities. The Village

is intersected by four major roadways – State Routes 60, 176 and 83, and U.S. Highway 45, and enjoys excellent regional and sub-regional accessibility. The Metra North Central commuter rail service has a station within the Village. The Village contains a range of land-uses, including residential, commercial, industrial, office, and open space.

The designation of the RPA has the potential for redevelopment that would allow the Village to assist in the reuse of underutilized properties in order to stabilize and increase the property tax base. Redevelopment would build upon locational advantages and certain existing uses. As such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this Redevelopment Plan for additional information about the goals and objectives of, and activities to support, redevelopment.

**The Redevelopment Project Area.** The RPA consists of approximately sixty-two (62) tax parcels and adjacent rights of way and is generally located along Townline Road/State Route 60, Lake Street/U.S. Highway 45 and State Route 83 and with the RPA generally bounded by the Canadian National Railroad to the north, Route 83 to the west, U.S. Highway 45 to the south and the eastern boundary of Oak Creek Plaza on the east. Many of the parcels and structures within RPA are underutilized and would benefit from redevelopment.

For purposes of the Eligibility Report and this Redevelopment Plan, KMA has subdivided the RPA into three sub-areas:

Sub-Area 1/Improved Blighted Area– This classification is for all land that is generally developed with structures and other improvements within the RPA. Sub-Area 1 consists of frontage and adjacent properties along a southern portion of Townline Road/State Route 60, including portions of both of the east and west sides of Lake Street/U.S. Highway 45, and the frontage and adjacent properties along a northern portion of Townline Road/State Route 60, including portions located along the west sides of Lake Street/U.S. Highway 45 and north of State Route 83 and the related rights of way.

Sub-Area 2/Vacant Blighted Area – This classification is for land within the RPA that is unimproved with structures or other significant improvements. Sub-Area 2 includes frontage and adjacent properties on the southern portions of Townline Road/State Route 60.

Sub-Area 3/Blighted Vacant Area – This classification is for land within the RPA that is unimproved with structures or other significant improvements. Sub-Area 3 includes frontage properties on the northern portions of Townline Road/State Route 60 and State Route 83 and in the land in northern part of the RPA and to the rear of the Garden Fresh Market shopping center.

Despite certain redevelopment challenges, the RPA has the potential to leverage key advantages given existing transportation infrastructure and community amenities.

The development to date within the RPA can be characterized as having been influenced primarily by the presence of retail/commercial uses. The RPA suffers from a variety of economic development impediments as defined under the Act. As documented in the *Eligibility Report* (see **Exhibit E**), the RPA exhibits certain qualification factors (as defined in the Eligibility Report) (the “Qualification Factors”) such as:

- Lack of Community Planning
- Obsolescence
- Deleterious Layout
- Lagging/Declining Equalized Assessed Value (“EAV”)
- Deterioration
- Inadequate Utilities
- Obsolete Platting
- Chronic Flooding

On balance, the combination of these Qualification Factors limits the opportunities for private reinvestment within the RPA.

The RPA may be suitable for new development if there is coordination of redevelopment activities by the Village. Under this Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage retail, commercial, office, residential, industrial, hospitality, institutional, and other uses, and a mix of such uses, to locate, upgrade, expand and/or modernize their facilities within the Village and to reinvest in the RPA. Through the establishment of the RPA, the Village would implement a program to redevelop this key area within the Village. Such redevelopment would stabilize the RPA, extend benefits to the community, and assist affected taxing districts over the long run.

**Rationale for the Redevelopment Plan.** The Village recognizes the need for implementing a strategy to revitalize existing properties and promote development within the boundaries of the RPA. The needed private investment may only be possible if the RPA is designated as a redevelopment project area pursuant to the terms of the Act. Incremental property tax revenue generated by the redevelopment of the RPA will play a decisive role in encouraging private development. Site conditions and other qualification factors that may have precluded intensive private investment in the past will be addressed by this Redevelopment Plan. Ultimately, the implementation of this Redevelopment Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village does not anticipate that the RPA would be developed in a coordinated or timely manner without the designation of the RPA as a “redevelopment project area” under the Act and the use of tax increment financing within the RPA as allowed by the Act. The Village, with the assistance of KMA, has therefore drafted this Redevelopment Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the RPA with private capital.

The designation of the RPA as a redevelopment project area will allow the Village to pursue the following beneficial strategies:

- Coordinating property assembly in order to provide for more modern redevelopment and acceptance within the marketplace;
- Enhancing area appearance through construction, improvements to site improvements, landscaping, streetscape and signage;
- Upgrading utilities that support and serve the RPA;
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA;
- Providing for the occupancy of underutilized and/or vacant properties; and
- Establishing a pattern of land-use activities that will increase efficiency and redevelopment activity.

Through this Redevelopment Plan, the Village will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Additional benefits will accrue to the RPA and the surrounding area: a stabilized and expanded tax base; entry of new businesses; new employment opportunities; and physical and aesthetic improvements related to the rehabilitation of existing structures and the construction of new structures. Ultimately, the implementation of the Redevelopment Plan will (a) benefit the Village and the taxing districts serving the RPA and (b) foster the redevelopment of the RPA.

**Village Findings.** The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- That to alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- The RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan;

- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Eligibility Report and increasing the assessment base;
- That such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
- That the Redevelopment Plan conforms to the Village's Comprehensive Plan adopted July, 2011, as amended, and the Comprehensive Plan Update dated December 10, 2020 (the "Comprehensive Plan") as detailed in Section III of this Redevelopment Plan.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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The legal description of the RPA is attached in **Exhibit B**.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

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The Village has established a number of goals which would determine the kinds of activities to be undertaken within the Redevelopment Plan. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan*.

An important underlying planning document is the Comprehensive Plan which, as an element of the comprehensive planning process, describes the overall vision for the Village and is the foundation for Village initiatives such as the RPA. This overarching planning document influences all other Village planning processes such as the TIF planning process.

#### **General Goals and Objectives of the Village.**

Establishment of the RPA supports the following Village-wide goals and objectives found in the Comprehensive Plan that would directly determine future economic development activities and influence the parameters of future redevelopment projects.

- 1) Improve and strengthen the Village's diverse tax base and fiscal stability through the attraction, retention, and expansion of businesses in the Village.
- 2) Plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors.
- 3) Renovate or redevelop aging shopping centers and commercial areas in order to maximize their contribution to the Village's tax base.
- 4) Increase public amenities such as parks, plazas, and connections to existing or proposed trails, by requiring an integrated design for new commercial developments where applicable.
- 5) Improve public utilities and road infrastructure within industrial areas to accommodate technological needs of the businesses including the physical and circulation needs of the truck traffic moving in and throughout the area.
- 6) Meet the current and future housing needs of the community through residential development and redevelopment of a variety of housing types.
- 7) Maintain desirability for living in Mundelein by preserving a high level of safety, increasing walkability, and beautification of public spaces and rights-of-way.

#### **Specific Goals and Objectives for the RPA**

Establishment of the RPA supports the following goals and objectives of the RPA found in the Comprehensive Plan that would directly determine future economic development activities and influence the parameters of future redevelopment projects in the RPA.

- 1) Redevelop the RPA into an attractive corridor.
- 2) See near term results, such as the redevelopment of the Oak Creek Plaza site and the various vacant or undeveloped sites.
- 3) Have continued and new opportunities for entrepreneurship and employment.

The RPA was identified in the Comprehensive Plan as part of the five sites “that the land use strategy to the redevelopment of these five sites should be coordinated to right-size the retail within the subarea and introduce additional residential and industrial flex uses into the corridor.” The Comprehensive Plan further recommends exploring financing options including tax increment financing and issuing municipal bonds.

### **Redevelopment Objectives**

The Village’s redevelopment objectives propose to abate, to the extent possible, the negative impact of the qualification factors which are prevalent in much of the RPA and enhance opportunities for retail, commercial, office, residential, industrial, hospitality, institutional, and other use opportunities, and a mix of such uses, where appropriate. To achieve these objectives the Village proposes the following guidelines.

- 1) To encourage redevelopment within the RPA that will address the piecemeal development practices, mitigate conditions associated with older building conditions and vacancies, attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;
- 2) To implement coordinated development/design practices as set forth in the Comprehensive Plan;
- 3) To promote redevelopment in accordance with current planning standards;
- 4) To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;
- 5) To coordinate traffic flow and access to site;
- 6) To improve area appearance; and
- 7) To install and improve the necessary infrastructure for improved ingress and egress and loading and unloading areas, and to support proposed new development in accordance with modern planning standards.

The RPA, as redeveloped, is expected to achieve a balance of retail, commercial, office, residential, industrial, hospitality, institutional, and other uses, and a mix of such uses, with residential growth being responsive to current market trends. A large obsolete and mostly vacant shopping center and other retail development, located along a key commercial corridor, will be adaptively re-positioned and redeveloped to thrive in the ever-evolving real estate climate. In addition, vacant property would be developed in a manner consistent with current market development trends.

Coordination and integration of infrastructure and traffic planning within the RPA and the wider area are vital due to the presence of commercial, retail, and other supporting uses. It is proposed that the RPA serve a variety of redevelopment uses including retail, commercial, office, residential, industrial, hospitality, institutional, and other uses and

facilities, and a mix of such uses, including such uses desiring (a) the visibility, proximity and connectivity the corridor provides within Mundelein; and, (b) the enhanced accessibility to or State Routes 60, 176, and 83, and U.S. Highway 45. Open space, public improvements (including infrastructure), parking, and public uses will support the planned redevelopment with such uses.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS**

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**Evidence of the Lack of Development and Growth within the RPA.** As documented in **Exhibit E** of this Redevelopment Plan, the RPA has suffered from a lack of development and a portion of the RPA qualifies as an improved “blighted area” with other portions of the RPA qualifying as a vacant “blighted area” as defined in the Act. In recent years, the RPA has not benefited from sustained private investment and/or development and has begun to experience physical and economic decline. Absent intervention by the Village, properties within the RPA would not be likely to appreciate in value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, the property reflects a declining EAV and the presence of obsolescence. These conditions would serve to discourage private sector investment in the RPA.

**Assessment of Fiscal Impact on Affected Taxing Districts.** It is anticipated that the implementation of this Redevelopment Plan will have a minimal financial impact on the affected taxing districts. Instead, the action taken by the Village to stabilize and support growth of their tax bases through the implementation of this Redevelopment Plan will have a positive impact on the affected taxing districts by incentivizing development of a new mix of retail, commercial, office, residential, industrial, hospitality, institutional, and other uses, and thus not only growing their tax bases but also arresting inflation adjusted declines in assessed valuations.

Though strategies will be employed to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA’s existing strengths and revitalize the RPA’s redevelopment potential. Should the Village achieve success in attracting private investment which does result in the documented need for increased services or capital improvements from any taxing districts, the Village will consider the payment of taxing district capital costs and/or the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

The Village will also pay certain funds to offset the costs incurred by eligible school districts and the library district from any incentivized residential development, all as provided in the Act. (Refer to Section VI of this Report, which describes allowable redevelopment project costs.)

## **V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA**

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**Findings.** The RPA was studied to determine its qualifications to be a redevelopment project area under the Act. The findings of that study are set forth in the Eligibility Report attached as **Exhibit E**. The Eligibility Report determined that the RPA qualifies as a redevelopment project area under the Act.

**Eligibility Report.** Representatives of KMA and Village staff evaluated the RPA from March 2020 to the present. Analysis was aided by certain data obtained from the Village staff, Lake County, on-site due diligence, and other sources. In KMA's evaluation, only information which would help make a determination about the eligibility of the RPA as a redevelopment project area was utilized.

## VI. PLAN AND PROJECT

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**Redevelopment Plan and Project Objectives.** As indicated in Section III of this Redevelopment Plan, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with its planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of the RPA and the promotion of private investment including, but not limited to, tax increment financing and other public financing techniques.

The specific objectives envisioned for the RPA are as follows:

- 1) Implementing a plan that provides for the attraction of users to redevelop underutilized properties and vacant land within the RPA;
- 2) Land assembly and construction of public improvements, including the creation of public open spaces, providing for environmental conservation and improvements to watersheds;
- 3) Site preparation and remediation, including grading and excavation;
- 4) Construction of utility improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening of current streets);
  - Utility improvements (including, but not limited to, roadway construction, construction or relocation of water, storm water, sanitary sewer, gas, telephone, electrical, and other utility services and facilities improvements);
  - Signalization, traffic control, and lighting improvements;
  - Urban design components; and
  - Landscaping, restoration, and beautification;
- 5) Entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act;
- 6) Providing for environmental remediation, if needed, site assembly, site preparation, clearance and demolition, including grading and excavation;
- 7) Retaining existing businesses, as well as providing for the redevelopment of underutilized or vacant properties; and
- 8) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

**Redevelopment Activities.** Pursuant to the objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to,

acquisition, site preparation, environmental remediation, provision of public infrastructure and related public improvements. The Village's redevelopment activities may include any permissible redevelopment activities under the Act.

#### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment.

#### Environmental Remediation

Property within the RPA may require remediation of various types of contamination, in conjunction with the redevelopment of areas of the RPA.

#### Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs. Relocation may also be required and the Village could utilize tax increment revenues as provided for in the Act.

#### Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including water mains as well as sanitary and storm sewer systems and roadways;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.

#### Rehabilitation/Taxing District Capital Costs

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to the Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work. Certain taxing district capital costs may also be funded pursuant to the Act.

#### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost for construction, renovation, or rehabilitation projects are paid for on an

annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### School District and Library District Costs

The Village will provide for the payment of eligible school district and library district costs pursuant to the Act.

**General Land Use Plan.** As noted in Section I of this Redevelopment Plan, the RPA currently contains vacant and improved land, including retail and commercial uses.

Existing land uses are shown in **Exhibit C** attached hereto and made a part of this Redevelopment Plan. **Exhibit D** designates intended land uses in the RPA – uses could include retail, commercial, office, residential, industrial, hospitality, institutional, and other uses, and a mix of such uses. Future land uses will conform to the Village’s Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

Utilizing the Village’s Comprehensive Plan Framework and the Technical Assistance Services Report – Redevelopment Strategies for the Southside Corridor dated April 3-4, 2018 as prepared by the Urban Land Institute-Chicago as a foundation, and without limiting the other general provisions of this Redevelopment Plan, the RPA may be redeveloped with the following specific individual redevelopment projects:

#### 1) Oak Creek Plaza

The future land use of Oak Creek Plaza (southeastern portion of RPA) will depend on market demand and negotiations with the property owners. While there is some community desire for more retail, the market is not likely to support a significant retail investment in this area. Instead, a business park use, including light industrial or a master planned residential development may be supported by the market.

## 2) Garden Fresh Shopping Center

In the future, the grocery and retail markets may not be robust enough to support a full-service grocery or retail center within the Garden Fresh Shopping Center space (northwest portion of RPA). If parcels adjacent to the Garden Fresh Shopping Center space are incorporated into the space, consolidating current parcels with inadequate and unique shapes, platting, utilities, and size, the new, consolidated parcel may be viable for redevelopment as a commercial or business park. Additionally, the land to the north of the shopping center against the railroad tracks has the potential for development. Commercial or business park uses would be acceptable for this space.

## 3) Patriot's Plaza

Anticipated uses for the Patriot's Plaza area include convenience, drive-thru retail, or industrial flex uses. Existing structures could be renovated depending on their condition and the type of new use. Renovation is likely the most cost-effective solution and easier to implement in the near term because renovations can be undertaken as current tenants' leases expire. Demolition and new construction are likely a longer-term solution and will in part be guided by the redevelopment of other key sites along the corridor. Residential uses might be appropriate if the area redevelops with one or more mixed-use multi-family buildings, senior housing developments (multi-family), or residential care facilities.

Regardless of the area's final use and whether some structures are renovated or demolished and rebuilt, its redevelopment is an opportunity to create an appealing environment and to integrate it with adjacent properties, including the DoubleTree hotel and Oak Creek Plaza site.

The Comprehensive Plan includes a flexible land use designation for this area and the same flexibility is adopted for this Redevelopment Plan. The flexibility designation provides opportunity to weigh market conditions and evaluate the merits of proposed redevelopments and uses proposed with regards to design, architecture, compatibility with adjacent uses, and economic viability.

**Additional Design and Control Standards.** Appropriate design standards as set forth in the Village's Zoning Ordinance and any additional design standards imposed through other planning efforts of the Village shall apply to the RPA.

**Eligible Redevelopment Project Costs.** Pursuant to the Act, "redevelopment project costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to this Redevelopment Plan. Private investments, which supplement redevelopment project costs are expected to substantially exceed redevelopment project costs that are reimbursed pursuant to the Act with redevelopment project costs used to leverage private development. The Village may reimburse any eligible redevelopment project costs permitted by the Act and pertaining to this Redevelopment Plan including, without limitation:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
  - 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is

required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of ‘welfare to work” programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
  - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district’s increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects.

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax increment financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

- b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
- d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois

Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on

the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the Act.

**Projected Redevelopment Project Costs.** Estimated redevelopment project costs are shown in Table 1 below. This Redevelopment Plan does not, by itself, authorize the expenditure or reimbursement of such estimated costs. Rather, expenditures and reimbursements will be made only if and when approved by the Village Board. Adjustments to the line-items in Table 1, or additions to the table, are expected and may be made without amendment to this Redevelopment Plan.

**Table 1  
Redevelopment Project Cost Estimates**

<b>Program Actions/Improvements</b>	<b>Estimated Redevelopment Project Costs(1)</b>
Land and Property Acquisition, Property Assembly and Relocation Costs	\$ 6,000,000
Site Preparation, Demolition, and Environmental Cleanup	\$15,000,000
Public Facilities and Improvements including Utility Improvements (Including Water, Storm, Sanitary Sewer, Parking Facilities, Utility Services (including electric, gas, and telephone) and Road Improvements	\$35,000,000
Redeveloper Interest Costs Pursuant to the Act (as limited by the TIF Act)	\$ 2,000,000
Professional Service Costs (Including Planning, Legal, Engineering, TIF Consulting, Administrative, Annual Reporting, and Marketing) for the implementation of the Redevelopment Plan	\$10,000,000
Rehabilitation of Existing Buildings	\$ 5,000,000
Increased School District Tuition Costs and Increased Public Library District Operating Costs (as per the TIF Act)	\$24,500,000
Taxing District Capital Costs	\$ 500,000
Job Training (Including School Related Programs)	\$ 500,000
<b>TOTAL ESTIMATED REDEVELOPMENT PROJECT COSTS(3)(4)</b>	<b>\$98,500,000</b>

Notes:

- (1) All redevelopment project cost estimates are in year 2020 dollars. Costs may be adjusted for inflation per the Act.
- (2) If the statutorily calculated and required School District Tuition Costs and Public Library District Patron Costs Payments exceed \$98,500,000, the Total Estimated Project Costs will be increased by a corresponding amount without need for further action to amend this Redevelopment Plan.
- (3) In addition to the redevelopment project costs identified in Table 1 above, any bonds, notes, or other obligations issued to finance redevelopment project costs may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such obligations, and (c) capitalized interest and reasonably required reserves.
- (4) Adjustments to the line-items above for estimated redevelopment project costs attributable to a Program Action/Improvement are expected. Adjustments may be made by either increasing or decreasing line-item costs for a redevelopment Program Action/Improvement, so long as the total amount of redevelopment project costs paid do not exceed the Total Estimated Redevelopment Project Costs identified above. Each individual Program Action/Improvement and its associated

redevelopment project cost will be reevaluated in light of the projected private development and resulting tax revenues as they are considered for public financing under the provisions of the Act. The total of a specific line-item for a category of Program Action/Improvement set forth above is not intended to place a total limit on the expenditures for that Program Action/Improvement and as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the Total Estimated Redevelopment Project Costs identified above and all as provided for in the Act.

Further, the projected cost of an individual line-item for a Program Action/Improvement as set forth in Table 1 is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific Program Actions/Improvements listed in Table 1 are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible redevelopment project costs (the “Total Estimated Redevelopment Project Costs” in Table 1) shall not exceed the amount set forth in Table 2, as adjusted pursuant to the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.

**Sources of Funds to Pay Redevelopment Project Costs.** Funds necessary to pay for public improvements and other redevelopment project costs eligible under the Act are to be derived principally from (1) incremental property tax revenues; (2) proceeds from municipal obligations to be retired primarily with such revenues; and (3) interest earned on resources available but not immediately needed for the Redevelopment Plan.

In addition, the Village may utilize incremental property tax revenues received from any other contiguous RPAs to pay eligible redevelopment project costs or obligations (conversely, incremental revenues from the RPA may be allocated to any contiguous RPA).

The majority of development costs to redevelop the RPA will be privately financed. Tax increment financing or other public sources, subject to approval by the Village Board, will be used to reimburse or otherwise finance redevelopment project costs and only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay for redevelopment project costs and debt service on the municipal obligations issued to finance redevelopment project costs (if any) will be the property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2019 tax year (or 2020 if the EAV is available) for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance redevelopment project costs are the following:

- certain local sales or utility taxes,
- special service area taxes,
- the proceeds of property sales,
- certain land lease payments,
- certain Motor Fuel Tax revenues,
- certain state and federal grants or loans,
- certain investment income, and
- such other lawful sources of funds and revenues as the Village may from time to time deem appropriate.

**The RPA would not reasonably be expected to be developed in a coordinated manner without the use of incremental property tax revenues provided by the Act.**

**Nature and Term of Obligations to Be Issued.** The Village may issue obligations secured by the Special Tax Allocation Fund established for the RPA pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution or other lawful authority.

Any and all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other lawful sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

When the Village issues debt to re-pay eligible redevelopment project costs incurred with respect to a project, its general policy is to issue “pay as you go” developer notes, pursuant to which the Village will re-pay the note using only increment generated by that project. The Village expects this policy to generally continue with respect to the RPA. However,

the Village reserves the right to issue other forms of debt, including general obligation or revenue bonds. Debt may be issued on either a taxable or tax-exempt basis and with either a fixed interest rate or a floating or variable interest rate. Further, the debt may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions.

**Most Recent Equalized Assessed Valuation (EAV) for the RPA.** The most recent equalized assessed valuation for the RPA is based on the tax year 2019 assessed valuation, and is estimated to be approximately \$16,281,290 (the “Base EAV”). It is expected that upon adoption the County Clerk would utilize the 2019 EAV (when available) as the Base EAV.

**Anticipated Equalized Assessed Valuation for the RPA.** Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA will be approximately \$55,000,000 to \$60,000,000 depending on actual market conditions and the scope of the projects to be implemented.

## **VII. DESCRIPTION AND SCHEDULING OF PROJECT**

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**Project.** The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that redevelopment would be undertaken in one or more phases.

The private redevelopment projects to implement the Redevelopment Plan will begin as soon as the private entities have obtained financing approvals for appropriate individual projects and such uses conform to Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. The Village may facilitate acquisition through reimbursement or write-down of related costs and may also acquire land if needed for the implementation of the Redevelopment Plan.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain structures may be necessary for future projects. Additionally, this Redevelopment Plan contemplates site preparation, or other requirements necessary to prepare sites for desired redevelopment projects.

Environmental Remediation: Property within the RPA may require remediation of various types of contamination, in conjunction with its redevelopment.

Rehabilitation/Taxing District Capital Costs: The Village may fund certain rehabilitation costs or certain taxing district capital improvements as provided for under the Act.

Landscaping/Urban Design Components/Streetscaping: The Village may fund certain landscaping and design projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities including electrical may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the construction or improvement of necessary detention service or retention ponds.

Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Facilities/Public Improvements: The Village may undertake the construction of public facilities or improvements that are part of the redevelopment plans for the RPA including parking, recreational and related improvements.

Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative, and financing costs during project implementation. The Village may reimburse itself for eligible administration costs from annual tax increment revenue.

School Tuition and Library Costs: The Village will fund certain library costs and school tuition costs pursuant to the Act.

The above list does not preclude other costs that may be incurred as part of the projects that are executed pursuant to the Redevelopment Plan, and the Village reserves the right to authorize expenditures for any eligible cost.

**Commitment to Fair Employment Practices and Affirmative Action.** As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to comply with fair employment practices mandated by applicable laws and to establish and implement an affirmative action plan approved by the Village.

In addition, in this Redevelopment Plan, the Village commits to comply with such fair employment practices and to establish and implement its own affirmative action plan with respect to development within the RPA.

**Completion of Project and Retirement of Obligations to Finance Redevelopment Project Costs.** The Redevelopment Plan will be completed within twenty-three (23) years after the year of adoption of an ordinance designating the RPA as a redevelopment project area pursuant to the Act. The actual last date for retirement of debt issued pursuant to the Act shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the RPA is adopted.

## **VIII. PROVISIONS FOR AMENDING THE PLAN**

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This Redevelopment Plan may be amended pursuant to the provisions of the Act.

**EXHIBIT A**  
**Boundary Map of the RPA**



**EXHIBIT B**  
**Legal Description of the RPA**

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH PART OF THE NORTHWEST QUARER AND NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ROUTE 60 (FORMERLY ROUTE 59A) AND THE SOUTHEASTERLY LINE OF PREMISES CONVEYED TO PHILLIP WEIS BY DEED DATED JUNE 1, 1934 AND RECORDED MARCH 21, 1935 AS DOCUMENT 410726; THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE 232.46 FEET TO A BEND IN SAID SOUTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 38.61 FEET TO A BEND IN SAID SOUTHEASTERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE 1197.38 FEET TO A LINE 10.00 FEET SOUTHERLY FROM THE SOUTHERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY (MEASURED AT RIGHT ANGLES THERETO), SAID POINT BEING A CORNER OF DEED DOCUMENT 7689437 RECORDED AUGUST 31, 2020; THENCE NORTHEASTERLY ALONG LAST SAID DEED LINE BEING PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY FOR 143.20 FEET TO A CORNER OF DEED DOCUMENT 7689437; THENCE SOUTHEASTERLY ALONG SAID DEED LINE 143.6 FEET TO THE MOST WESTERLY CORNER OF C.D.S. SUBDIVISION DOCUMENT 2725904; THENCE EASTERLY ALONG THE NORTH LINE OF SAID C.D.S. SUBDIVISION 354.9 FEET TO A BEND IN LAST SAID NORTH LINE; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID C.D.S. SUBDIVISION 84.25 FEET TO A BEND IN LAST SAID NORTH LINE; THENCE NORTHERLY ALONG THE NORTH LINE OF SAID C.D.S. SUBDIVISION 150.0 FEET TO A BEND IN LAST SAID NORTH LINE; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID C.D.S. SUBDIVISION AND EASTERLY EXTENSION 705.12 FEET TO THE EAST LINE OF U.S. ROUTE 45; THENCE SOUTH ALONG THE EAST LINE OF U.S. ROUTE 45 TO THE NORTH LINE OF ILLINOIS ROUTE 60; THENCE EAST ALONG THE NORTH LINE OF ILLINOIS ROUTE 60 TO THE WEST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF ILLINOIS ROUTE 60 AND THE WEST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY TO THE SOUTHERN MOST CORNER OF LOT 1b IN OAK CREEK PLAZA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD AS DOCUMENT 2598018; THENCE NORTHWESTERLY 321.70 FEET TO A BEND IN THE SOUTH LINE OF SAID LOT 1b; THENCE WEST 433.51 FEET TO THE NORTHWEST CORNER OF LOT 3 IN LAVADITIS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 7379311; THENCE SOUTH 282.19 FEET TO A BEND IN THE WEST LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 3 AND EXTENSION THEREFROM TO THE SOUTHWEST RIGHT OF WAY LINE OF U.S. ROUTE 45; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 45 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1c IN SAID OAK CREEK PLAZA SUBDIVISION; THENCE NORTH ALONG LAST SAID EXTENSION AND THE WEST LINE OF SAID LOT 1c TO THE NORTHWEST CORNER OF SAID LOT 1c; THENCE WEST 52.51 FEET TO THE SOUTHWEST CORNER OF LOT XI IN SAID OAK CREEK PLAZA SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LAST SAID LOT XI TO THE SOUTHEAST CORNER OF LOT X IN SAID OAK CREEK PLAZA SUBDIVISION; THENCE WEST TO THE

SOUTHWEST CORNER OF LOT X IN SAID OAK CREEK PLAZA SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF U.S. ROUTE 45 TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 1 IN FIRST ADDITION TO SIKORA'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1003381; THENCE WEST ALONG LAST SAID EXTENSION AND ALSO THE SOUTH LINE OF LAST SAID LOT 1 TO A POINT THAT IS 145.00 FEET WEST OF THE SOUTHEAST CORNER OF LAST SAID LOT 1; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF U.S. ROUTE 45 FOR 209.73 FEET; THENCE NORTHWEST PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 FOR 291.68 FEET; THENCE NORTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF U.S. ROUTE 45 FOR 186.25 FEET TO THE NORTHERLY LINE OF LOT 2 IN SIKORA'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 988056; THENCE SOUTHWEST ALONG LAST SAID NORTHERLY LINE OF LOT 2 TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROUTE 83 TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 23 IN FRED AND RUSSELL TOWNER'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 727954; THENCE SOUTHWEST TO THE NORTHEAST CORNER OF LAST SAID LOT 23; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 TO THE SOUTHWESTERLY EXTENSION OF EASTERLY LINE OF PREMISES CONVEYED TO PHILLIP WEIS BY DEED DATED JUNE 1, 1934 AND RECORDED MARCH 21, 1935 AS DOCUMENT 410726; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING (EXCEPT THE FOLLOWING 4 PARCELS, DESCRIBED AS FOLLOWS: EXCEPT THE FOLLOWING 4 PARCELS, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 2 IN L. B. ANDERSEN & COMPANY, INC.. SUBDIVISION. BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1977, AS DOCUMENT 1856616, IN BOOK 59 OF PLATS, PAGE 37, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE AFORESAID LOT 2 SAID SOUTHEAST CORNER BEING ON THE EXISTING WEST RIGHT OF WAY LINE OF S. A. ROUTE 16 (U.S. ROUTE 45) AS EXISTING WEST RIGHT OF WAY LINE BEING PARALLEL WITH AND 40.00 FEET, MEASURED PERPENDICULAR WEST OF THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 31, SAID SOUTHEAST CORNER OF LOT 2 TO BE THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; FROM THE POINT OF BEGINNING THENCE NORTH 56 DEGREES 05 MINUTES 46 SECONDS WEST (NORTH 56 DEGREES 26 MINUTES WEST, RECORD BEARING) (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE SOUTHERLY LINE OF LOT 2, 12.16 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH A LINE PARALLEL WITH AN 50.00 FEET. MEASURED PERPENDICULAR, WEST OF THE EXISTING CENTERLINE OF F.A.P. ROUTE 872 (U.S. ROUTE 45); THENCE NORTH 0 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE 125.70 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF LOT 2: THENCE SOUTH 66 DEGREES 26 MINUTES 42 SECONDS EAST ALONG THE NORTHERLY LINE OF LOT 2, 11.04 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID NORTHEAST CORNER OF LOT 2 BEING ON THE AFORESAID EXISTING WEST RIGHT OF WAY LINE OF S. A. ROUTE 16 (U.S. ROUTE 45); THENCE SOUTH 0 DEGREES 00 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF LOT 2 AND THE SAID EXISTING WEST RIGHT OF WAY LINE OF S. A. ROUTE 16 (U.S. ROUTE 45), 128.08 FEET TO THE POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN PLAT OF GARDEN FRESH MARKET SUBDIVISION RESUBDIVISION OF LOTS 1, 2, 3 AND 5 IN SUPERVALU SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8<sup>TH</sup>, 2008 AS DOCUMENT NUMBER 6379240, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN SUPERVALU SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2000 AS DOCUMENT 4557728, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

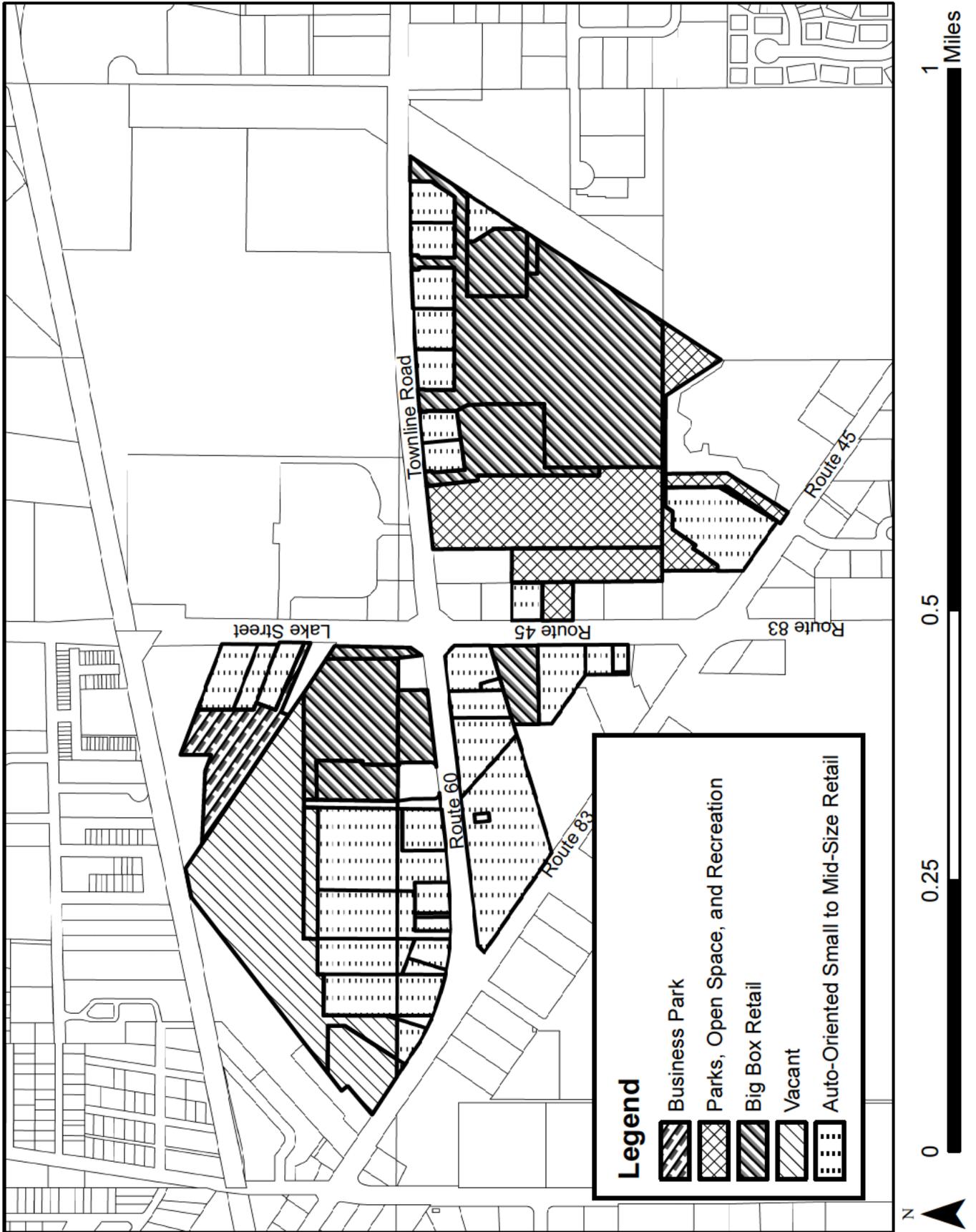
LOT 1 IN SPEEDWAY- MUNDELEIN CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 2017 AS DOCUMENT 7426786 TOGETHER WITH THE NORTH 551.96 FEET OF THE WEST 250.00 FEET OF GOVERNMENT LOT 2 IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART TAKEN FOR ILLINOIS ROUTE 60 AND U.S. ROUTE 45) IN LAKE COUNTY, ILLINOIS,) ALL IN LAKE COUNTY, ILLINOIS.

## TAX PARCEL LIST

<u>SUB-AREA 1</u>	<u>SUB-AREA 2</u>	<u>SUB-AREA 3</u>
15-06-100-037	11-31-300-097	15-06-200-068
15-06-100-045	11-31-300-089	15-06-203-018
15-06-100-063	44-44-444-444	15-06-203-026
15-06-100-064	44-44-444-444	15-06-203-027
15-06-102-004	15-06-100-057	15-06-203-031
15-06-102-005	15-06-100-061	15-06-203-032
15-06-102-006	15-06-100-058	11-31-300-084
15-06-102-007	44-44-444-444	11-31-300-085
15-06-102-013	44-44-444-444	11-31-300-088
15-06-102-014	15-06-107-012	11-31-318-001
15-06-200-032	15-06-107-008	15-06-100-048
15-06-200-067	15-06-100-050	15-06-100-055
15-06-203-003	15-06-107-014	15-06-100-069
15-06-203-007	15-06-100-050	15-06-100-070
15-06-203-008	15-06-100-039	
15-06-203-009	15-06-100-042	
15-06-203-010	44-44-444-444	
15-06-203-011	15-06-100-040	
15-06-203-012	15-06-100-044	
15-06-203-013	11-31-300-076	
15-06-203-015	44-44-444-444	
15-06-203-016	11-31-317-009	
15-06-203-019	11-31-317-005	
15-06-203-028	11-31-317-007	
15-06-203-029	11-31-300-082	
11-31-300-068	11-31-400-038	
11-31-317-006	15-06-200-035	
11-31-317-010	44-44-444-444	
11-31-317-015	15-06-200-050	
11-31-317-016	15-06-200-034	
11-31-318-003	15-06-200-044	
11-31-318-004	15-06-200-034	
11-31-318-009	44-44-444-444	
11-31-318-010	11-31-400-030	
11-31-318-011	15-06-200-038	
11-31-319-001	11-31-400-036	
15-06-100-032	15-06-200-067	
15-06-107-005	15-06-200-068	
15-06-107-013		
15-06-107-016		
15-06-107-022		
15-06-107-023		
15-06-107-025		
15-06-108-001		
15-06-107-007		
15-06-107-010		
15-06-107-015		
15-06-100-071		

**EXHIBIT C**  
**Existing Land Use Map of the RPA**

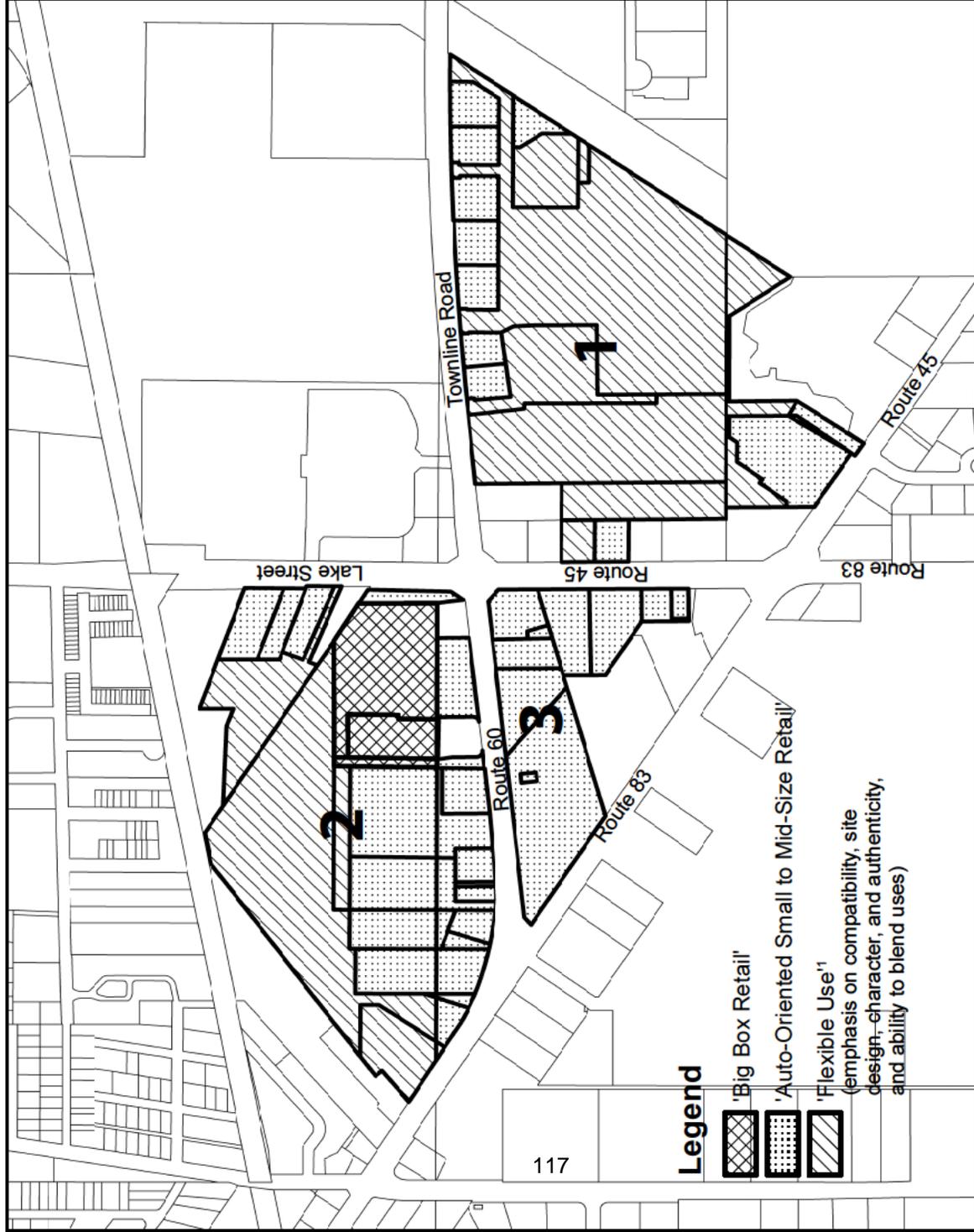
# Village of Mundelein - Oak Creek/Townline Road Redevelopment Project Area TIF IV - Current Land Use



**EXHIBIT D**  
**Future Land Use Map of the RPA**

# Village of Mundelein - Oak Creek/Townline Road Redevelopment Project Area

## TIF IV - Future Land Use



1 Mile

0.5

0.25

0

### Legend

Big Box Retail

Auto-Oriented Small to Mid-Size Retail

Flexible Use<sup>11</sup>  
(emphasis on compatibility, site design, character, and authenticity, and ability to blend uses)

<sup>11</sup>Flexible Use can be a variety of land uses, including residential, commercial, industrial, business park, or mixed-use project. Uses will be evaluated for economics, site design, architecture, and compatibility with adjacent uses.

### 1. Oak Creek Plaza

The future land use of Oak Creek Plaza [southeastern portion of RPA] will depend on market demand and negotiations with the property owners. While the community has a stated preference for more retail, the market is not likely to support it. Instead, a business park use, including light industrial, is a possibility. Additionally a master planned residential development may be supported by the market.

### 2. Garden Fresh Shopping Center

In the future the market may not support enough retail for the Garden Fresh Shopping Center space [northwest portion of RPA]. Additionally, the land to the north of the shopping center against the railroad tracks has the potential for development. Commercial or business park uses would be acceptable for this space.

### 3. Patriot's Plaza

Anticipated uses include convenience, drive-thru retail, or industrial flex uses for the Patriot's Plaza area. Existing structures could be renovated depending on their condition and the type of new use – this is likely the most cost-effective solution and easier to implement in the near term because renovations can be undertaken as current tenants' leases run-out. Demolition and new construction is likely a longer-term solution and will in part be guided by the redevelopment of other key sites along the corridor. Residential might be appropriate if the sites were to take shape as mixed-use multi-family building, senior housing (multi-family), or residential care facility.

**EXHIBIT E**  
**TIF Eligibility Report**

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**VILLAGE OF MUNDELEIN, ILLINOIS**  
**TIF ELIGIBILITY REPORT**  
**PROPOSED OAK CREEK/TOWNLINE ROAD REDEVELOPMENT**  
**PROJECT AREA**

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*A study to determine whether certain properties within the Village of Mundelein qualify in part as a blighted improved area and in part as a blighted vacant area as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the “TIF Act”).*

**Prepared by the Village of Mundelein, Illinois**  
**in conjunction with**  
**Kane, McKenna and Associates, Inc.**

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December, 2020

**VILLAGE OF MUNDELEIN  
OAK CREEK/TOWNLINE ROAD REDEVELOPMENT PROJECT AREA  
TIF ELIGIBILITY REPORT**

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## ***EXECUTIVE SUMMARY***

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Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Mundelein, Illinois (the “Village”) to conduct an analysis of the potential qualification and designation of certain property located in the Village and within the boundaries reflected in the map attached hereto as **Appendix I** (the “Study Area”) as a “redevelopment project area” (a “RPA”) pursuant to the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1 et seq. (the “TIF Act”). The Study Area consists of properties generally located along Townline Road, Lake Street/U.S. Highway 45 and State Route 83 and is generally bounded by the Canadian National Railroad to the north, Route 83 to the west, U.S. Highway 45 to the south and the eastern boundary of Oak Creek Plaza.

Many of the commercial uses within the Village are generally located along the Village’s arterial roadway corridors and the Study Area (along one of the corridors) is generally located in the southeast part of the Village. The Village’s Comprehensive Plan adopted July, 2011, as amended, and the Comprehensive Plan Update dated December 10, 2020 (collectively, the “Comprehensive Plan”) identified that “both the Village and the larger market area are fairly saturated with limited opportunity for new retail development.” Furthermore, the Comprehensive Plan directs the Village to “plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors” and the Comprehensive Plan acknowledges that “the increase in e-commerce, limited dense residential developments, and existing traffic volumes all impact the demand for additional commercial space.” The Village is examining the designation of the Study Area as a RPA pursuant to this goal. In addition, it is essential for the Study Area to adapt to the rapidly changing retail landscape, if it is to continue to provide robust economic and other benefits to the community.

The Village is pursuing the RPA designation of the Study Area as part of its strategy to promote the revitalization of the Study Area and thereby assist the Village in achieving its policy goal of promoting economic redevelopment. By undertaking the designation, the Village would seek to strengthen the RPA as a significant contributor to the Village’s overall economic base.

For purposes of this report, KMA has subdivided the Study Area into three sub-areas:

Sub-Area 1/Blighted Improved Area – This classification is for all land that is generally developed with existing structures and other improvements within the Study Area. Sub-Area 1 consists of frontage and adjacent properties along a southern portion of Townline Road, including portions of both of the east and west sides of Lake Street/U.S. Highway

45, and the frontage and adjacent properties along a northern portion of Townline Road/State Route 60, including portions located along the west sides of Lake Street/U.S. Highway 45 and north of State Route 83 and the related rights of way.

**Sub-Area 2/Blighted Vacant Area** – This classification is for land unimproved with existing structures or other significant improvements within the Study Area and includes frontage and adjacent properties on the southern portions of Townline Road/State Route 60.

**Sub-Area 3/Blighted Vacant Area** – This classification is for land unimproved with existing structures or other significant improvements within the Study Area and includes frontage properties on the northern portions of Townline Road/State Route 60 and State Route 83 and in the land in northern part of the Study Area behind the Garden Fresh Market shopping center.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area as a RPA . The conclusions in the executive summary herein are subject in all respects to the full Eligibility Report detailing conditions observed within the Study Area.

- 1) *Blighted Improved Area* – Sub-Area 1 – Portions of the Study Area qualify as an improved “blighted area” as defined under the TIF Act. Overall, because of certain factors identified in Section IV of this report, the area is in danger of a further decline in property values. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) *Blighted Vacant Area* – Sub-Area 2 – Vacant land within the Study Area qualifies as a vacant “blighted area” as defined under the TIF Act. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health.
- 3) *Blighted Vacant Area* – Sub-Area 3 – Vacant land within the Study Area qualifies as a vacant “blighted area” as defined under the TIF Act. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health.

- 4) *Viable redevelopment sites could produce incremental revenue* – Within the Study Area, there are parcels which could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and throughout the Study Area.
- 5) *Pursuit of the designation of the Study Area as a RPA is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the Study Area) and to leverage the Village’s investment and redevelopment efforts, KMA recommends that the Village pursue the designation of the Study Area as a RPA under the TIF Act.

## ***I. BACKGROUND***

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The Village has initiated a study of the area located within the boundaries reflected in the map provided in **Appendix I** hereto (the “Study Area”) to determine whether it would potentially qualify as a “redevelopment project area” pursuant to the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1 et. seq. (the “TIF Act”). Kane, McKenna and Associates, Inc. agreed to undertake the study of the Study Area on the Village’s behalf.

The properties within the Study Area historically have been an important contributor to the Village economy, generating significant property tax and sales tax revenues for the Village, as well as a serving as an important source of jobs, and other multiplier benefits. A consistent downward shift in the retail industry due in part to the rise in online shopping, however, have had an adverse economic effect on shopping centers and other commercial businesses. Disproportionate costs associated with relocating or repurposing infrastructure, traffic and parking configurations, and the reconstruction and rehabilitation of a large single-use property for multiple uses that meet market acceptance and investment criteria, are just some of the extraordinary costs associated with repurposing large single use properties.

***Current Land Use.*** The Study Area is generally located along Townline Road/State Route 60, Lake Street/U.S. Highway 45 and State Route 83 and is generally bounded by the Canadian National Railroad to the north, Route 83 to the west, U.S. Highway 45 to the south and the eastern boundary of Oak Creek Plaza to the east. The proposed RPA consists of sixty-two (62) tax parcels (excluding public right of way parcels) and is approximately 113 acres in size (approximately 133 acres including public rights of way). Current land uses include various commercial uses and vacant properties in the center of the Study Area along Oak Creek and in the northern part of the Study Area.

Despite its advantageous location along Townline Road/State Route 60, a major traffic corridor with easy access to the I-294 Tri-State Tollway, redevelopment opportunities are constrained by existing conditions such as lagging EAV, obsolete platting, deterioration, inadequate utilities, chronic flooding, lack of community planning, excessive vacancies and obsolescence. The Study Area suffers from a variety of economic development impediments, as defined in the TIF Act. Section IV of this report identifies impediments to redevelopment in greater detail. The Study Area provides the Village with the possibility of bringing new development to an area that has been underutilized.

**General Redevelopment Objectives.** The redevelopment of the Study Area would further the Village’s overarching land use objectives as described in the Village’s Comprehensive Plan adopted July 2011, as amended, and the Comprehensive Plan Update dated December 10, 2020 (collectively, the “Comprehensive Plan”), the Technical Assistance Services Report – Redevelopment Strategies for the Southside Corridor dated April 3-4, 2018 as prepared by the Urban Land Institute-Chicago, the Village’s zoning ordinance, and the Village’s other land use planning elements. In the Comprehensive Plan, the Village has articulated a number of public policy objectives which would be supported by the designation of the Study Area as a RPA. The Comprehensive Plan defines several broad policy goals and related strategies as noted below.

Key objectives, strategies and policies from the Village’s *Comprehensive Plan* include:

- Renovate or redevelop aging shopping centers and commercial areas in order to maximize their contribution to the Village’s tax base;
- Continue to support the improvement and rehabilitation of older commercial and industrial buildings and areas which are, or are becoming, functionally obsolete. This may include improvements to loading docks, access, building façades, signage, streetscaping, landscaping, and parking areas to accommodate more appropriate and market viable uses;
- Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the land use plan; and
- Continue the effective use of Tax Increment Finance (TIF) district funds to advance the goals of the Village Plan and facilitate development and reinvestment.

Source: Comprehensive Plan

Designation of the Study Area as a RPA would enable the Village to further these objectives, strategies and policies.

The Study Area is specifically identified in the Comprehensive Plan as a one of the key subareas of the Village. The Comprehensive Plan indicates that future use of Oak Creek Plaza (within the Study Area) would depend on market demand with likely uses outlined as a business park that could include light industrial and/or a master planned residential development. Furthermore, the Comprehensive Plan indicates that the market may not support enough retail for the Garden Fresh Market Shopping Center space and land to the north of the shopping center. These areas are called out in the ULI-Chicago Report as

having the potential for redevelopment as commercial or business park uses. The area is identified as an asset and point of interest for the Village in meeting economic development and redevelopment objectives and goals. Designation of the Study Area as a RPA would enable the Village to meet these objectives.

Given the gap between the Village's goals for the Study Area versus the conditions described in this report, it is likely that designation of the Study Area as a RPA and the following redevelopment of the Study Area would be highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the Study Area would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

***General Scope and Methodology.*** KMA performed its analysis by conducting a series of meetings and discussions with Village staff, starting in March, 2020 and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the Study Area. These meetings were complemented by a series of field surveys for the entire Study Area to evaluate its conditions, reviewing individual parcels as well as the Study Area as a whole. The field surveys and data collected have been utilized to assess whether the Study Area qualifies for designation as a RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

## **II. QUALIFICATION CRITERIA**

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With the assistance of Village staff, KMA assessed the Study Area to determine whether the qualifying factors listed in the TIF Act are present. The relevant provisions of the TIF Act are cited below.

The TIF Act sets out specific procedures which must be adhered to in designating a RPA. By definition, a “redevelopment project area” is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the TIF Act, a “conservation area” means any improved area located within the boundaries of a development project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more where certain conditions are met as indicated below.

Under the TIF Act, a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

**TIF Qualification Factors for an Improved “Blighted Area”.** In accordance with the TIF Act, KMA assessed the following factors to determine RPA qualification for the properties within the Study Area characterized as “improved.” Per the TIF Act, an improved area is a “blighted area” provided that:

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major

repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(D) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those

that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

(I) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

(J) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

**TIF Qualification Factors for a Vacant “Blighted Area”**. In accordance with the TIF Act, KMA performed an assessment to determine if Sub-Area 2 and Sub-Area 3 of the Study Area qualifies as a vacant “blighted area”. Per the TIF Act, a vacant area is a “blighted area” provided that:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last (5) calendar years prior to the year in which the redevelopment project area is designated.

Additionally, one (1) or more of the following factors may be present in the area under study:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) The area consists of unused rail yards, rail tracks, or railroad rights of way.

(C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the

redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a “blighted area” immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **III. EVALUATION METHODOLOGY**

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In evaluating the Study Area's potential qualification as a RPA, the following methodology was utilized:

- 1) Site surveys of the Study Area were undertaken by representatives from KMA, supplemented with photographic analysis of the Study Area. Site surveys were completed for each parcel of land within the Study Area.
- 2) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. KMA conducted further evaluations of the sites in conjunction with data provided by other professionals including a Memorandum dated November 12, 2020 (the "Engineering Memorandum") prepared by the Gewalt Hamilton Associates, Inc. (the "Engineer") related to the chronic flooding that adversely impacts the Study Area, attached hereto as **Appendix II**. Additionally, KMA reviewed the following data: 2014-2019 tax information from Lake County, tax parcel maps, aerial photos, site data, local history (including discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, etc.).
- 3) Existing structures and site conditions were initially surveyed only in the context of ascertaining, to the best and most reasonable extent available, TIF Act factors applicable to specific structures and site conditions of the parcels.
- 4) The Study Area was examined to assess the applicability of the different factors required for qualification as an RPA. Examination was made by reviewing the information and determining whether it satisfied the relevant factors. The Study Area was evaluated to determine the applicability of the various factors under the TIF Act, which would qualify the area as either an improved blighted area or a vacant blighted area.

#### **IV. QUALIFICATION FINDINGS FOR THE RPA**

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Based upon KMA’s evaluation of parcels in the Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are present to a meaningful extent such that the Village may reasonably find that they are clearly present within the intent of the TIF Act and reasonably distributed throughout the Sub-Areas and, specifically, supporting qualification of Sub-Area 1 as an improved “blighted area” and Sub-Area 2 and Sub-Area 3 as vacant “blighted areas”. The qualifying factors are summarized in Table 1 below.

**Table 1 Qualification Factors - TIF District**

<b>TIF Designation</b>	<b>Maximum Possible Factors Per Statute</b>	<b>Minimum Factors Needed To Qualify Per Statute</b>	<b>Qualifying Factors Present In Each Sub-Area</b>
Sub-Area 1 Improved Blighted Area	13	5	6 - Lagging/Declining EAV - Deterioration - Obsolescence - Inadequate Utilities - Excessive Vacancies - Lack of Community Planning
Sub-Area 2 Vacant Blighted Area	6	2 Vacant or 1 stand alone	1 - Chronic Flooding
Sub- Area 3 Vacant Blighted Area	6	2 Vacant or 1 stand alone	2 - Obsolete Platting - Lagging/Declining EAV

**Sub-Area 1: Findings for an Improved “Blighted Area”.** Sub-Area 1 of the RPA qualifies as an improved “blighted area” under the statutory criteria set forth in the TIF Act. KMA reviewed those factors needed to qualify an improved area as a “blighted area”. KMA determined that of the 13 statutory factors, six (6) were present and thus would qualify Sub-Area 1 as an improved blighted area.

- 1) Declining or Lagging EAV. This factor is present if the total equalized assessed value (EAV) of the Study Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Study Area is designated as a RPA, or is increasing at an annual rate that is less than the balance of the municipality for

three (3) of the last five (5) calendar years, or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Study Area is designated as a RPA

The Sub-Area 1 EAV has lagged behind the balance of the municipality for four (4) out of the last five (5) years. Please see the following Table 2 below for a breakout of the detailed numbers.

**Table 2 EAV Trend for Sub-Area 1**

	2019	2018	2017	2016	2015	2014
<b>Total EAV - Sub-Area 1:</b>	14,525,884	13,856,947	14,696,285	14,319,526	13,416,966	13,435,134
<b>% change from Previous Year:</b>	<b>4.83%</b>	<b>-5.71%</b>	<b>2.63%</b>	<b>6.73%</b>	<b>-0.14%</b>	
<b>Village of Mundelein</b>	931,954,514	874,027,373	846,067,676	803,467,616	754,877,076	734,020,134
<b>Balance of Village EAV</b>	917,428,630	860,170,426	831,371,391	789,148,090	741,460,110	720,585,000
<b>Percent increase/decrease</b>	<b>6.66%</b>	<b>3.46%</b>	<b>5.35%</b>	<b>6.43%</b>	<b>2.90%</b>	

Source: Lake County Clerk's Office

- 2) **Deterioration.** Various degrees of deterioration exist throughout the area ranging from minor to major. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. Such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

Deterioration was observed in the majority of parcels within Sub-Area 1. Deterioration in surface improvements, particularly along sidewalks, parking lots and side lots, was pervasive. Such deterioration included cracking and crumbling curbsides, surfaces, and parking barriers. Potholes, depressions causing water retention, and unkempt landscaping were also present throughout Sub-Area 1.

Deterioration is also present in the secondary building components such as doors, windows, gutters, and fasciae. Such deterioration includes rusting roof components, worn and poorly repaired facades, broken fascia, and peeling paint on building surfaces in Sub-Area 1. Deterioration of building components in Sub-Area 1 was particularly evident among vacant commercial structures.

The observable deterioration of these improvements contributes to an adverse aesthetic impact on the area. The impact of deterioration is heightened by the Village's goal of creating an attractive mixture of commercial and residential uses along a prominent corridor that is attractive and well-defined in communities further east.

- 3) Inadequate Utilities. Inadequate Utilities are those that are: (i) of insufficient capacity to serve uses in the Study Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Study Area.

There will be a need for upgraded and/or new infrastructure in order to accommodate redevelopment activities. Current undeveloped areas, such as those north of the existing strip mall, west of U.S. Highway 45, will likely need both major utility, infrastructure, and transportation improvements in order to help accommodate the needs of future users in the Study Area. There is an opportunity to make this portion of the Study Area viable for various uses, provided the utilities, stormwater infrastructure, and transportation facilities are adequately upgraded, the extent to be determined based upon end-users and layout. The northwest quadrant of the Study Area is one of the few areas remaining that would require new detention basins be constructed to meet the stormwater ordinance, which could increase development costs or decrease usable land area. There is also a need along many portions of the Study Area adjacent to Townline Road/State Route 60, State Route 83, and Lake Street/U.S. Highway 45 to address accessibility issues that may require safety upgrades to the existing transportation system. Along the various routes serving the Study Area, there are limited access points that allow for safe, unrestricted turning movements in and out of the potential properties that will require review and improvements based upon redevelopment uses and any new traffic patterns.

Stormwater detention does not meet current Village and Lake County standards within Sub-Area 1. Watersheds such as the Diamond Lake Drain are impacted by the development and redevelopment of this area. As properties are redeveloped there may be a need for relocation or expansion of the water and sewer systems and bringing all of Sub-Area 1 into conformance with current Lake County Watershed Development Ordinance standards. Resurfacing, widening, and reconstruction of roadways will also be required as part of redevelopment activities. Traffic signalization and internal roadway improvements are also required as part of redevelopment activities.

- 4) Excessive Vacancies. The TIF Act identifies excessive vacancies as the presence of buildings that are unoccupied or under-utilized which exert an adverse influence on the area due to the frequency, extent, or duration of the vacancies.

Sub-Area 1 exhibits excessive vacancies with approximately 312,000 square feet of the approximately 727,000 square feet of structures within Sub-Area 1 found to be vacant at the time of survey including other mixed-use buildings appearing to exhibit some partial level of vacancy. The bulk of vacancy is located in the former Oak Creek shopping center. Additional vacancies exist in the property immediately to the west of the Garden Fresh Market shopping center, in the area south of the Garden Fresh Market shopping center, and to a lesser extent within the Garden Fresh Market shopping center. Overall, this accounts for approximately 43% of all square footage of the improvements within Sub-Area 1. The extent of vacancy impacts Sub-Area 1's desirability and provides an adverse impact for redevelopment.

- 5) Obsolescence. The TIF Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. Sub-Area 1 exhibits both economic and functional obsolescence. Sub-Area 1 exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, EAV, deterioration in buildings and lots, traffic flows, infrastructure and vacancy rates can signify obsolescence as proxies. By these measures Sub-Area 1 is exhibiting obsolescence.

The Oak Creek Plaza structure was initially constructed in 1989. The shopping center's past tenants included a Menard's home improvement store, Leisure World and various other retailers. The structure consists of approximately 200,000 square feet. The Menard's store closed in 2013 with a vast majority of the other retailers closing in the years thereafter.

The owner of Oak Creek Plaza has been unsuccessful in its attempts to identify viable replacement users to occupy the vacant spaces since, essentially, no “big box” retailers have shown interest in this area due to the expansion of the retail development in the Village’s northwest side. Accordingly, it has been determined that the identification of a workable, comparable user for these spaces, as they are currently configured, is not possible. This is due, in part, to the fact that a significant part of this structure is designed exclusively for use as single-user, big-box, home improvement store.

Furthermore, the former Menard’s store does not easily lend itself to occupancy by any other type of contemporary user, or users, without major modifications that will meet the brick and mortar standards of today’s retail markets. Infrastructure characteristics within this building, such as existing column spacing, loading dock configurations, and obsolete ceiling heights impose challenging constraints on their adaptive reuse for alternative modern purposes. In addition, redeveloping large “big box” spaces for smaller users, entails creation of multiple entry facades, repositioning of loading docks, upgrades to and partitioning of mechanical, electrical and plumbing systems, roofing updates for energy code compliance. The costs associated with all of these enhancements are not cost effective given the potential returns, compared with the alternative of demolition and building new from the ground up.

The loss of the Menard’s as an anchor in 2013 has served to substantially slow shopper traffic to the other smaller stores in the shopping center. This has resulted in increased vacancy rates in these small spaces. The downward trends in shopper traffic, along with the increased vacancies and the lack of repositioning of the shopping center has made it economically unsustainable and therefore, contribute to the obsolescence of Oak Creek Plaza.

The Garden Fresh Market Shopping Center includes a Garden Fresh Market grocery store that includes a distribution facility for other Garden Fresh Market grocery stores. This use as a distribution facility has resulted in additional truck trailer parking on the site which the site was not designed to accommodate. Furthermore, such operations have required outdoor storage on the site further inhibiting movement of vehicles in the rear of the facility.

The vacancies of the properties in Sub-Area 1 (described in detail above) also contribute to the finding of obsolescence.

All of the factors described above indicate that economic and functional obsolescence are present to such an extent as to require the demolition of the Oak Creek Plaza structure as its reuse is not an economically viable option. The potential rehabilitation or redesigning of the Garden Fresh Market grocery store to accommodate the distribution operation on the site is not feasible due to existing platting and building configuration. The lack of reuse will impact operations of any of the existing spaces and the out-lots and will contribute to further obsolescence of the property.

The presence of obsolescence is further evidenced by Sub-Area 1's EAV lagging the balance of the Village EAV for four (4) out of five (5) years.

From a qualitative perspective, evidence of deterioration, inadequate utilities, and excessive vacancies support the existence of obsolescence throughout Sub-Area 1. These factors in aggregate make the case that Sub-Area 1 qualifies under the obsolescence factor.

- 6) Lack of Community Planning. According to the TIF Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Sub-area 1's lack of community planning is evidenced by the following:

- a) Insufficient or non-existent buffering and set-backs between various commercial uses and between buildings and roadways;
- b) Limited access to a facility that was constructed to the rear of other facilities;
- c) Significant loading/unloading in facilities that do not have sufficient parking for truck trailers or proper ingress/egress for significant loading/unloading;  
and
- d) Construction of structures on a floodway.

Modern development of the parcels within the proposed Sub-Area 1 would discourage the mixing of conflicting land-uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses.

**Sub-Area 2: Findings for a Vacant “Blighted Area”.** Within Sub-Area 2, KMA identified one (1) stand-alone factor. As previously defined in Section II, a vacant area qualifies as a “blighted area” with the presence of any two of the six vacant factors or one of the stand-alone vacant factors.

Sub-Area 2 qualifies under the TIF Act using a single stand-alone factor in the TIF Act. The TIF Act provides that if a vacant area, prior to its designation, is subject to "chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency" and "the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding," then a finding of chronic flooding can be made.

According to the Engineer (see **Appendix II**), much of Sub-Area 2 mapped as floodplain in the Engineering Memorandum experiences chronic flooding, particularly within the mapped Regulatory Floodway. The Engineer also stated that the Sub-Area is currently developed with large paved areas and stormwater management facilities that were not designed to current standards. Runoff from the entire Sub-Area drains into Diamond Lake Drain and contributes to flooding in the Diamond Lake Drain and Indian Creek watersheds.

The Engineer concludes that redevelopment of the Sub-Area will require bringing the entire area into conformance with current Lake County Watershed Development Ordinance standards, which will address flooding issues in both the Sub-Area and the watershed.

**Sub-Area 3: Findings for a Vacant “Blighted Area”.** Within Sub-Area 3, KMA identified two vacant factors. As set forth in Section II, a vacant area qualifies as a “blighted area” with the presence of any two of the six vacant factors or one of the stand-alone vacant factors.

- 1) Declining or Lagging EAV. This factor is present if the total equalized assessed value (EAV) of the Study Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Study Area is designated as a RPA, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Study Area is designated as a RPA.

The Sub-Area 3 EAV has lagged behind the balance of the municipality for three (3) out the last five (5) calendar years. Please see the following Table 3 below for a breakout of the detailed numbers.

**Table 3 EAV Trend for Sub-Area 3**

	2019	2018	2017	2016	2015	2014
<b>Total EAV - Sub-Area 3:</b>	906,458	888,918	861,066	816,646	763,305	753,664
<b>% change from Previous Year:</b>	1.97%	3.23%	5.44%	6.99%	1.28%	-0.84%
<b>Village of Mundelein</b>	<b>931,954,514</b>	<b>874,027,373</b>	<b>846,067,676</b>	<b>803,467,616</b>	<b>754,877,076</b>	<b>734,020,134</b>
<b>Balance of Village EAV</b>	931,048,056	873,138,455	845,206,610	802,650,970	754,113,771	733,266,470
<b>Percent increase/decrease</b>	6.63%	3.30%	5.30%	6.44%	2.84%	

Source: Lake County Clerk's Office

- 2) **Obsolete Platting.** Obsolete platting can be defined as platting of vacant land that fails to create rights-of-way for streets, alleys or other public rights-of-way or that omits easements for public utilities. Sub-Area 3 is characterized by obsolete platting. There are a number of platting deficiencies including integration with existing uses. For example, the area lacks the appropriate rights-of-way for streets, alleys and public rights-of-way. New rights-of-way may need to be included as part of area traffic improvements to improve access/egress requirements and traffic circulation. Additionally, a significant portion of the area lacks easements for public utilities required for the proposed redevelopment. Infrastructure needs to be provided to accommodate future development.

## **V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION**

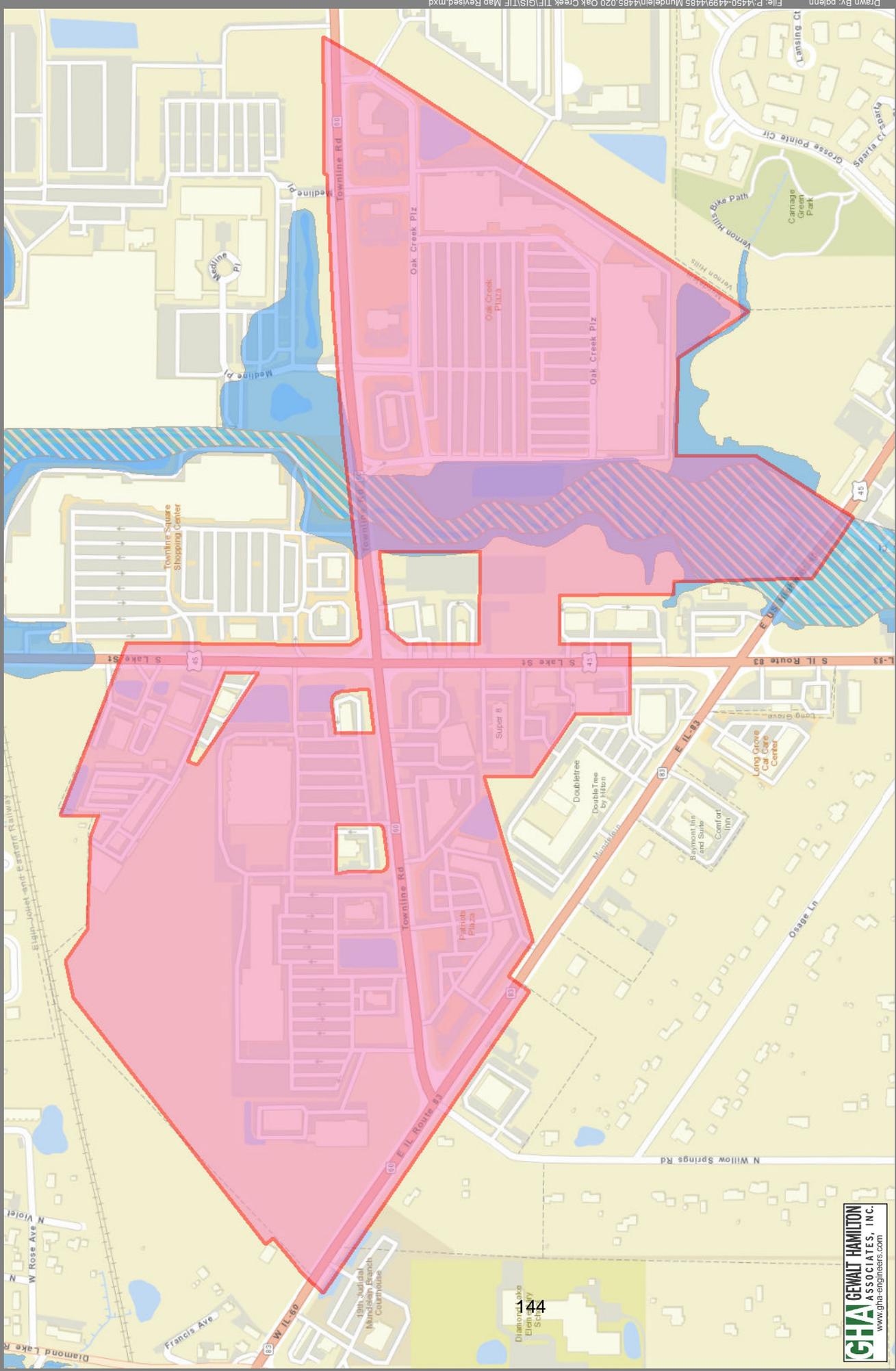
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The following is a summary of relevant qualification findings as it relates to the Village potentially designating the Study Area as a RPA.

- The area is contiguous and is greater than 1½ acres in size;
- The Study Area qualifies in part as an improved “blighted area”, and in part as a vacant “blighted area”. Further, the factors as documented herein, are present to a meaningful extent with the Sub-Areas such that the Village may reasonably find that they are clearly present within the intent of the TIF Act and are reasonably distributed throughout each Sub-Area. (A more detailed analysis of the qualification findings is outlined in Section IV of this report.)
- All of the Study Area would substantially benefit by the proposed redevelopment project improvements;
- The sound growth of taxing districts with jurisdiction over the Study Area , including the Village, has been impaired by the factors found present in the area; and
- The Study Area has not been subject to growth and redevelopment without through investment by private enterprise would not reasonably be anticipated without the designation of the Study Area as a RPA and the adoption of a redevelopment plan and project for the RPA
- The Study Area would not reasonably be developed without the designation of the Study Area as a RPA and the use of incremental revenues from the RPA.

In the judgment of KMA, these preliminary findings support the case for the Village to initiate a formal process to consider the designation of the Study Area as an RPA (the Oak Creek/Townline Road Redevelopment Project Area), under the TIF Act.

***Appendix I***  
***TIF Boundary Map and Tax Parcel List***

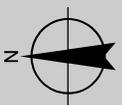


# TIF Boundary Map

## Village of Mundelein – Oak Creek/ Townline Road Redevelopment Project Area

- Legend**
- Redevelopment Area
  - Special Flood Hazard Area
  - Regulatory Floodway

1 inch = 500 Feet



**GHA** GEWALT HAMILTON  
ASSOCIATES, INC.  
www.gha-engineers.com

## TAX PARCEL LIST

<u>SUB-AREA 1</u>	<u>SUB-AREA 2</u>	<u>SUB-AREA 3</u>
15-06-100-037	11-31-300-097	15-06-200-068
15-06-100-045	11-31-300-089	15-06-203-018
15-06-100-063	44-44-444-444	15-06-203-026
15-06-100-064	44-44-444-444	15-06-203-027
15-06-102-004	15-06-100-057	15-06-203-031
15-06-102-005	15-06-100-061	15-06-203-032
15-06-102-006	15-06-100-058	
15-06-102-007	44-44-444-444	
15-06-102-013	44-44-444-444	
15-06-102-014	15-06-107-012	
15-06-200-032	15-06-107-008	
15-06-200-067	15-06-100-050	
15-06-203-003	15-06-107-014	
15-06-203-007	15-06-100-050	
15-06-203-008	15-06-100-039	
15-06-203-009	15-06-100-042	
15-06-203-010	44-44-444-444	
15-06-203-011	15-06-100-040	
15-06-203-012	15-06-100-044	
15-06-203-013	11-31-300-076	
15-06-203-015	44-44-444-444	
15-06-203-016	11-31-317-009	
15-06-203-019	11-31-317-005	
15-06-203-028	11-31-317-007	
15-06-203-029	11-31-300-082	
11-31-300-068	11-31-400-038	
11-31-317-006	15-06-200-035	
11-31-317-010	44-44-444-444	
11-31-317-015	15-06-200-050	
11-31-317-016	15-06-200-034	
11-31-318-003	15-06-200-044	
11-31-318-004	15-06-200-034	
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11-31-318-010	11-31-400-030	
11-31-318-011	15-06-200-038	
11-31-319-001	11-31-400-036	
15-06-100-032	15-06-200-067	
15-06-107-005	15-06-200-068	
15-06-107-013		
15-06-107-016		
15-06-107-022		
15-06-107-023		
15-06-107-025		
15-06-108-001		
15-06-107-007		
15-06-107-010		
15-06-107-015		
15-06-100-071		

***Appendix II***  
***Engineer Report re: Chronic Flooding***

# MEMORANDUM

November 12, 2020

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

TO: Adam Boeche, P.E.  
Public Works & Engineering Director  
Village of Mundelein

FROM: Patrick J. Glenn, P.E., CFM

SUBJECT: Proposed Townline/Oak Creek TIF  
Village of Mundelein  
GHA Project No. 4485.020

The Proposed Townline/Oak Creek TIF area consists of approximately 132.4 acres generally on either side South Lake Street (US Route 45) and the northwest corner of Townline Road (Illinois Route 60), as shown on Exhibit 1.

Diamond Lake Drain runs through the area east of Route 45 from north to south. The most recent mapping by the Federal Emergency Management Agency (FEMA) indicates that 13.4 acres (20.5%) of the area lie within the “100-year” floodplain boundary of Diamond Lake Drain, with 8.7 acres (13.3%) of the area in the Regulatory Floodway.

The “100-year” floodplain boundary approximates the area that would be inundated by a 1% chance flood in any given year. The 1% chance flood was determined based on the statistical rainfall data available at the time of the study. It should be noted that current statistical rainfall data is significantly greater than the previous data, so a more current hydrologic and hydraulic study of Diamond Lake Drain would result in an even greater area of inundation for the “100-year” event.

Much of the area mapped as floodplain experiences chronic flooding, particularly within the mapped Regulatory Floodway. Runoff from the entire area drains into Diamond Lake Drain and contributes to flooding in the Diamond Lake Drain and Indian Creek watersheds.

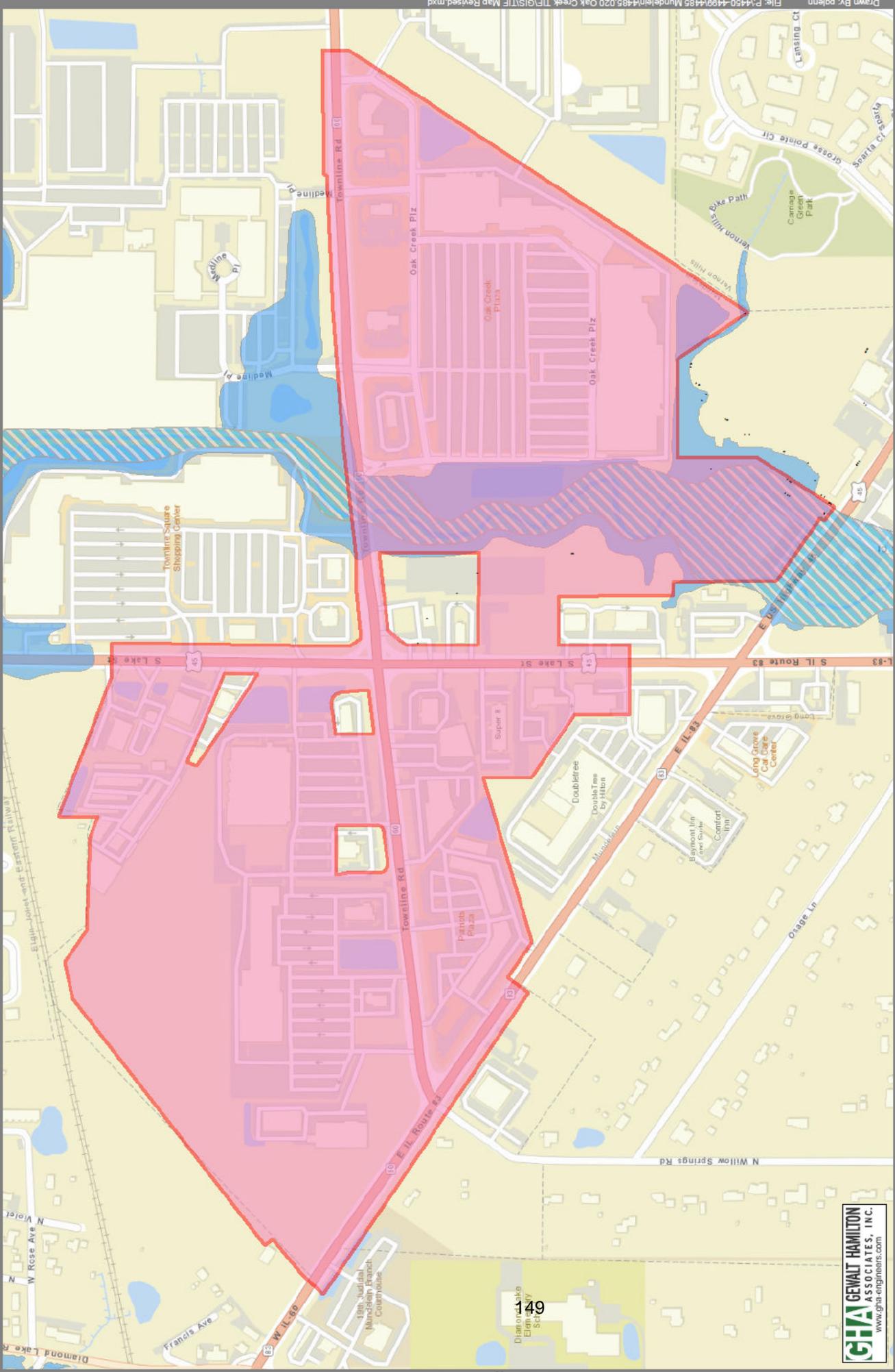
The proposed Redevelopment Plan Area (RPA) is currently developed with large paved areas and stormwater management facilities that were not designed to current standards. Redevelopment of the RPA will require bringing the entire area into conformance with current Lake County Watershed Development Ordinance standards, which will address flooding issues in both the Redevelopment Plan Area and the watershed. There may be opportunity to adjust, and in some cases, even decrease the impervious areas currently within the RPA, as the former platted uses of many parcels do not meet the design standards or community needs of today.

Some areas will be more problematic for redevelopment, with the need for major infrastructure upgrades. Current undeveloped areas, such as those north of the existing strip mall, west of Route 45, will likely need both major utility, infrastructure, and transportation improvements in order to help accommodate the needs of future users in the RPA. There is opportunity to make this portion of the redevelopment viable for various uses, provided the utilities, stormwater infrastructure, and transportation facilities are adequately upgraded, the extent to be determined based upon end-users and layout. The northwest quadrant of the RPA is one of the few areas remaining that would require new detention basins be constructed to meet the stormwater ordinance,<sup>147</sup> which could increase development costs or decrease usable land area.

Additionally, along many portions of the TIF area adjacent to Townline Road, East Illinois Route 83, and South Lake Street contain accessibility issues that may require safety upgrades to the existing transportation system.

Along the various routes, there are limited access points that allow for safe, unrestricted turning movements in and out of the potential properties. Several portions of the route have divided medians, or configurations that require vehicles to traverse multiple lanes of traffic, which increases the potential for accidents to occur. Traffic and safety studies will likely be needed before any future redevelopment could occur in the District. Some portions may only need minor upgrades, but there is potential for some significant reconfiguration needs being required along the major intersections.

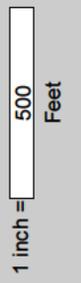
Just outside of the proposed District along Route 60/83 combined, there is an existing, high volume railroad track system. When trains are in the area, the resulting traffic backups extend well into the area of the District and may need to be addressed as well to help improve traffic pattern movements.



# Exhibit 1

## Oak Creek TIF

- Legend**
- Redevelopment Area
  - Special Flood Hazard Area
  - Regulatory Floodway



**GHA** GEWALT HAMILTON  
ASSOCIATES, INC.  
www.gha-engineers.com



3.11.2021

To: D76 Board of Education  
From: Bhavna Sharma-Lewis, Ph.D

Re: TIF Follow-Up Meeting

After our last BOE Meeting, 3.2.21, Mrs. Sullivan requested a follow-up meeting with Amanda Ornechuk from the Village of Mundelein. She presented the questions below and the responses in RED are compiled from the District and the Village.

Mrs. Sullivan, Mrs. Orenchuk, Mr. Rogers and I met to discuss these questions on 3.11.21 at 10:30 am via Virtual Meeting.

Mrs. Sullivan's email: "Eric, I am still not totally clear on how much money you think that each additional student will cost our district each year (assuming we get lucky and don't need additional teachers, buses, or space) but I think that info would really help me understand the potential cost to the district."

These students will most likely have a negligible cost to our district. The potential costs would be as follows:

- If all the students were enrolled at the same time and isolated to one or two grade levels that could cause the district to have to hire additional teachers. This scenario is unlikely, but it would cost the district approximately \$45-90K per year.
- If we had to acquire an additional bus to transport these students that would carry a cost of around \$60k per year. This scenario is possible, but other route changes can negate the need to do this. The district would also see around 35% of this reimbursement through our transportation claim
- Additional space should not be needed as we have seen a drop in enrollment of over 100 students since the 2019-20 school year.
- If the students are all free/reduced then the district would not receive registration and technology fees which would amount to \$0-5k in lost fee revenue.
- If the students are all free/reduced then they would receive free breakfast/lunch but the district would receive reimbursement from the state to offset the cost.
- There may be various extra technology or learning subscriptions to purchase for these students but those costs would be manageable.

The district may see extra money from the evidence based funding formula, E-Rate, Title grants, IDEA grants to offset these costs as they use students costs/low-income counts to calculate how much money is allocated to the district each year.

#### **Additional Questions:**

##### **1) How will this benefit our students?**

At the end of the TIF the district may see extra tax revenue from the increase in EAV of the district. This can be spent on increasing our instructional supplies to educate our students or improve the infrastructure around them. Also, as mentioned above, the district may see more money in state and federal grants that will benefit our students.

##### **2) How will this benefit our teachers?**

At the end of the TIF the district may see extra tax revenue from the increase in EAV of the district. This can be spent on increasing our instructional supplies to educate our students or improve the infrastructure around them.

##### **3) How will this benefit our tax payers? I'd like to know short-term and long-term.**

Short-term, tax payers will not see the benefit of some tax relief if EAV were to increase rapidly. Keep in mind that with the current lack of development in that area, tax payers are not seeing any relief so there may be no short term consequences. Long-term, tax payers may see tax relief if commercial and industrial development were to increase. If EAV increases, this would shift some of the tax burden from residents to businesses.

#### **From Amanda Orenchuk responses to questions 1, 2 and 3:**

The first three questions are not easily answered.

- The quick response is that the area is believed to consist of a declining EAV or stagnant EAV in a district. What we've seen in many examples is that this situation is anticipated to improve without the assistance of redevelopment (which is believed to not be feasible without a TIF). Otherwise, in some scenarios the properties continue to get worse before they get better. We've already experienced and seen the decline in this area. The trend for the demand for commercial properties is not improving. Costs associated with the acquisition, demolition, and development continue to increase. If we can be at the front end of this decline, we hope to see the improvements quickly.
- The amount of taxes to the district remains constant through the life of the TIF – except if the taxable value decreases. Then the taxes to the district decrease, which would happen both with or without the TIF.
- If a property redevelops or is renovated and reused in the area and that value is equal or greater than what was there, the taxes to the district stay level, but the additional tax amount goes to the Village TIF fund and gets allocated in that District for eligible expenditures.
- The goal is to improve the overall tax base during the life of the TIF so when it expires all the taxing districts can realize the enhanced EAV and there are improved areas of development and infrastructure for the enjoyment by the Village and other entities.
- Side benefits are if there are physical improvements to the overall environment experienced by the habitants of the Village or workers of the Village, then it can improve the perception and value of the area both within and adjacent.
- The projects in the TIF can attract new businesses that provide jobs or generate patrons for other local businesses. I am pretty confident that some of our local businesses in Downtown have benefited from contractors working on local sites patronizing their businesses. There are also the businesses or residents in the buildings that make our local establishments part of their routine. One can speculate that new housing at Oak Creek Plaza will generate patrons for the fitness facilities, shoppers at the grocery stores, patrons at Panera, Chipotle, Culver's, Pita Inn, etc.

- The Village can also leverage the TIF and the new Development to enhance public infrastructure like sidewalks, lights, landscaping, bike paths, etc. to make the area safer and more attractive.

**4) Is there any provision for increasing impact fees if the area draws significantly more students than the assumed 63?**

- The Village currently asks Developers to discuss donation agreements with the taxing bodies.
- Required Impact fees must follow practices set forth by State Law.
- The amount of the development impact fees to be required of new residential developments should not exceed the proportionate share of the cost of the additional public facilities needed to support such developments in accordance with Illinois law, and such development impact fees shall be calculated to ensure that new residential developments pay only that portion of the costs of acquiring needed lands and, to the extent permitted by law, the needed facilities specifically and uniquely attributable to the new residential developments.
- The schools must indicate the dates of any data or studies used as the basis for making the determination that there is a reasonable existing or projected need for school lands to accommodate the additional student population. Two or more School Districts may join together in the preparation of a needs assessment, provided that the assessment ultimately contains the information necessary to support a determination that the needs of each participating district are accurately described. The Superintendent's determination shall be made using generally acceptable standards for determining such needs including, for instance, a review of available data studies and literature on the subject, information provided by the State Superintendent of Education, the unique characteristics of this Village and of the affected School District, changing public facility needs, and the projected enrollment and reasonable school acreage requirements of the District. If the District uses projected enrollment data other than that included in "Estimated Ultimate School Population Per Dwelling Unit," as prepared by Ehlers & Associate, Inc. (November 2000) (Appendix A-1) and projected "School Acreage Needed by School Classification" (Appendix A-2), then the School District shall specifically identify the alternative sources for making estimated enrollment and school acreage need-determinations in a manner that must be acceptable to the Village. Upon the request of a Developer subject to this Chapter, the Village may substitute the data used by the School District for the data used in Appendices A-1 and A-2, as appropriate.

**5) Are the impact fees negotiable?**

- See the answer above; however, Developers may make their own discretionary donations or contributions.

**6) If the village wants to extend the TIF is it true that it needs a unanimous vote in favor from all of the taxing bodies affected?**

- Extension Process: A municipality may elect to extend the life of a TIF District to up to 35 years (12 additional years) by:
  - a. Approval of special legislation by the Illinois General Assembly that amends the TIF Act.
  - b. Consent from all taxing districts within the TIF District.
  - c. Conduct a public hearing.
  - d. Adopt an ordinance.
  - e. Provide written notice of the public hearing (at least 14 days and not more than 30 days) to all taxing bodies within the TIF District.

**7) Has the village been approached by any other developers regarding Oak Creek since it came out of foreclosure?**

- Yes, the Village has received inquiries from interested developers and other parties and also reached out to potential developers for Oak Creek Plaza, both residential and non-residential. We forwarded numerous viable contacts to Cushman Wakefield, the redevelopment project manager designated by the current property owner, Thrivent Financial.

**8) Does the village plan to support closing Garden Fresh in favor of other businesses? Do you think that could negatively impact our multicultural community?**

- The Village understands the great asset that a store such as Garden Fresh provides to the community. As a shopper at the store, it is certainly a wealth of items that are not readily available at all stores in the area. We support opportunities that contemplate the store remaining; however, the property owner (also the current store owner/operator) may desire to sell. If the scenario arises where the store site might redevelop, the Village would certainly offer assistance with identification of other sites within the Village. Our first choice would be to keep Garden Fresh at its location, since it provides shopping choices and sales tax, plus we still would potentially be getting needed space for industrial use.



**Diamond Lake School District 76**  
**Embrace Empower Excel** Each Child Each Day

BOARD OF EDUCATION BUSINESS MEETING  
Tuesday, March 16, 2021

**The resolution is being submitted for approval at the Business Meeting on Tuesday, March 16, 2021.**

**AGENDA ITEM V-D**

**Administrative: Approve 3rd Trimester Teaching and Learning Plan ACTION**

**BE IT RESOLVED**, the Diamond Lake School District 76 Board of Education accepts and approves the 3rd Trimester Teaching and Learning Plan as recommended and presented.



**Diamond Lake School District 76**  
**Embrace Empower Excel** Each Child Each Day

BOARD OF EDUCATION BUSINESS MEETING  
Tuesday, March 16, 2021

**The resolution is being submitted for approval at the Business Meeting on Tuesday, March 16, 2021.**

**AGENDA ITEM V-E**

**Administrative: Approve Chromebook Lease Agreement ACTION**

**BE IT RESOLVED**, the Diamond Lake School District 76 Board of Education accepts and approves the Chromebook Lease Agreement with American Capital at a total cost of \$339,449.34 as outlined in the memo presented.



# Diamond Lake School District 76

**Embrace Empower Excel** Each Child Each Day

March 16, 2021

TO: Dr. Sharma-Lewis  
FROM: Eric Rogers and Eric Hansen  
SUBJECT: Chromebook Lease Recommendation

Part of the District Technology Obsolescence Plan involves following a leasing cycle of 3 years for student chromebooks in order to maintain relevance and consistency for student educational usage. With the recent pandemic, technology ordering has seen longer lead times and limited production availability. Knowing this, the district proactively sought appropriate Chromebook options and pricing from vendors in Fall in order to determine the value of investment. District 76 selected Dell 3100 Chromebooks which meets our criteria regarding pricing, versatility, quality, and support.

Several quotes were received, but the most competitive quote was from Dell Direct. The quote consists of 400 Dell 3100 Chromebooks with their standard warranty for \$146,108.00 and 500 with their Pro Plus Support warranty for \$205,840.00. Each device also comes with the Google Chrome Management license.

The District also obtained several quotes from leasing agents for a 36-month term fair market value lease. This means that the district returns the devices at the end of the lease. Below is a list of the quotes received:

Leasing Company	Yearly Payment	Total Payments
American Capital	\$113,149.78	\$339,449.34
Dell Financial Services	\$117,700.16	\$348,948.00

The District has worked with American Capital on several previous leases and they provide good and reliable services. An additional benefit is that the district would not be responsible for any device return costs like they would be with the Dell Financial Services quote.

I recommend that the Board of Education approve the lease with American Capital at a total cost of \$339,449.34.



# Smithsonian National Museum of the American Indian

## National Museum of the American Indian

Smithsonian Voices > National Museum of the American Indian

### Rethinking How We Celebrate American History—Indigenous Peoples’ Day

October 12th, 2020, 12:00PM / BY Dennis W. Zotigh and Renee Gokey

9



172



California Natives gather in front of City Hall to celebrate Los Angeles's second annual Indigenous Peoples Day. October 14, 2019, Los Angeles, California. (Photo courtesy of Helena Tsosie)

**“The most American thing about America is American Indians.” —Paul Chaat Smith (Comanche)**

The first documented observance of Columbus Day in the United States took place in New York City in 1792, on the 300th anniversary of Columbus’s landfall in the Western Hemisphere. The holiday originated as an annual celebration of Italian–American heritage in San Francisco in 1869. In 1934, at the request of the Knights of Columbus and New York City’s Italian community, President Franklin Delano Roosevelt declared the first national observance of Columbus Day. President Roosevelt and the U.S. Congress made October 12 a national holiday three years later. In 1972 President Richard Nixon signed a proclamation making the official date of the holiday the second Monday in October.

Generations of Native people, however, throughout the Western Hemisphere have protested Columbus Day. In the forefront of their minds is the fact the colonial takeovers of the Americas, starting with Columbus, led to the deaths of millions of Native people and the forced assimilation of survivors.

In 1977 participants at the United Nations International Conference on Discrimination against Indigenous Populations in the Americas proposed that Indigenous Peoples’ Day replace Columbus Day. Indigenous Peoples’ Day recognizes that Native people are the first inhabitants of the Americas, including the lands that later became the United States of America. And it urges Americans to rethink history.

The movement to replace Columbus Day with Indigenous Peoples’ Day or Native American Day has gained momentum and spread to states, cities, and towns across the United States. The first state to rename Columbus Day was South Dakota in 1990. Hawaii has also changed the name of its October 12 holiday to Discoverers’ Day, in honor of the Polynesian navigators who peopled the islands. Berkeley, California, became the first city to make the change in 1992, when the city council renamed Columbus Day as Indigenous Peoples’ Day. In 2015 an estimated 6,000 Native people and their supporters gathered at Randall’s Island, New York, to recognize the survival of the Indigenous peoples of the Western Hemisphere. The demonstration’s success and the worldwide media attention it attracted planted the seeds for creating

an Indigenous Peoples' Day in New York City. This year the nation's capital [passed a resolution](#) to change the holiday to Indigenous Peoples' Day. Universities and schools across the country are also observing the new commemoration.

These states and the District of Columbia now observe Native American or Indigenous Peoples' Day, in place of or in addition to Columbus Day. Most of them have followed the lead of their cities and smaller communities, a list that has happily grown too long to include here

- Alabama
- Alaska
- District of Columbia
- Hawai'i
- Idaho
- Iowa
- Louisiana
- Maine
- Michigan
- Minnesota
- New Mexico
- North Carolina
- Oklahoma
- Oregon
- South Dakota
- Vermont
- Virginia
- Wisconsin



Native students, faculty members, and friends from North and South America gather to honor Johns Hopkins University's first Indigenous Peoples Day. October 11, 2018, Baltimore, Maryland. (Photo courtesy of Tom Jefferson Jr.)

Even so, mythology about Columbus and the “discovery” of the Americas continues to be many American children’s first classroom lesson about encountering different cultures, ethnicities, and peoples. Teaching more accurate and complete narratives and differing perspectives is key to our society’s rethinking its history. In the last few years, the museum has hosted Indigenous Peoples’ Curriculum Days and Teach-Ins at the beginning of the school year in Washington, New York, and this year on line. [Teaching for Change](#), a Washington-based national education organization, and the museum’s Education Office work with teachers of students from kindergarten through 12th grade in sessions that range from student activism to defend the environment or abolish Columbus Day; to skills such as critical literacy, art, and facilitated dialogue; to inquiry-based lessons available through the museum’s online education initiative [Native Knowledge 360°](#).

In 2018 Sarah Shear, assistant professor of Social Studies Education at Penn State University–Altoona, gave the keynote presentation, based on research on U.S. history standards from all 50 states and the District of Columbia. In 2015, Dr. Shear and her collaborators Ryan T. Knowles, Gregory J. Soden, and Antonio J. Castro published data showing that 87 percent of the references to Native Americans in U.S. curricula are in the context of American history before 1900. “The narrative presented in U.S. history standards,” they write, “when analyzed with a critical eye, directed students to see Indigenous Peoples as a long since forgotten episode in the country’s development.” Shear and her colleague see serious implications in the way the United States teaches its history:

When one looks at the larger picture painted by the quantitative data, it is easy to argue that the narrative of U.S. history is painfully one sided in its telling of the American narrative, especially with regard to Indigenous Peoples’ experiences. . . .

The qualitative findings further illuminate a Euro-American narrative that re-institutes the marginalization of Indigenous cultures and knowledge. Indigenous Peoples are left in the shadows of Euro-America’s destiny, while the cooperation and conflict model provides justification for the eventual termination of Indigenous Peoples

from the American landscape and historical narrative. Finally, a tone of detachment, especially with long lists of legal and political terms, dismisses the humanity of Indigenous cultures and experiences in the United States.

In 2019, the co-editors of *An Indigenous Peoples' History of the United States*—librarian and educator Dr. Debbie Reese (Nambé Owingeh) and historian Roxanne Dunbar-Ortiz—headlined workshops in Washington and New York. Reese, founder of the highly respected resource *American Indians in Children's Literature*, describe their work on *An Indigenous People's History* as shining bright lights on historic episodes that are left out of most books. “As much as we could,” Reese says, “we wanted to give readers the kind of information that’s known within Native families, communities, and nations. We believe that it is vital that all citizens of the United States know more about the people whom we regard, as a society, as being heroic. There *are* different points of view.”

This year, more than 250 teachers in the United States and around the world attended the 2020 Indigenous Peoples' Day Virtual Teach-In, which focused on Food and Water Justice. Winona LaDuke (member of the Mississippi Band Anishinaabeg of the White Earth Teservation) gave the keynote presentation on the importance of biodiversity, especially in light of climate change and the pandemic. Two rounds of workshops followed, using classroom resources from the museum's national education initiative, Native Knowledge 360°, and the Zinn Education Project's Teach Climate Justice. [Videos of the keynote address and the workshops](#) The Inka Empire: What Innovations Can Provide Food and Water for Millions? and American Indian Responses to Environmental Challenges are available online. (Workshops that included interactive lessons with breakout rooms were not recorded.)

Things are changing. This year, during the COVID-19 pandemic, states, cities, towns, counties, community groups, churches, universities, schools, and other institutions are observing Indigenous Peoples' Day or Native American Day primarily with virtual activities that raise awareness of the rich history, culture, and traditions of the Indigenous peoples of the Americas. They do so thanks to Native people and their allies who gathered for decades—and will gather again when we can do so safely—at prayer vigils, powwows, symposiums, concerts, lectures, rallies, and classrooms to help America rethink American history.

Today at 1 p.m. Eastern time, join us online for a special **Indigenous Peoples' Day presentation** of Youth in Action: Conversations about Our Future. How do our memories of the past inform and influence the current racial and social landscape? Hear young Native activists share their thoughts on history and memory, and how current movements happening across America reflect the tension between different ways of looking at the past. With a performance by hip hop artist Frank Waln (Sicangu Lakota) and an introduction by Kevin Gover (Pawnee), director of the National Museum of the American Indian.

In a companion post on Smithsonian Voices, the museum shares [more suggestions for celebrating](#) Indigenous Peoples' Day from home.

Renée Gokey (citizen of the Eastern Shawnee Tribe of Oklahoma) is the teacher services coordinator at the Smithsonian's National Museum of the American Indian in Washington, D.C.

Dennis W. Zotigh (Kiowa/San Juan Pueblo/Santee Dakota Indian) is a member of the Kiowa Gourd Clan and San Juan Pueblo Winter Clan and a descendant of Sitting Bear and No Retreat, both principal war chiefs of the Kiowas. Dennis works as a writer and cultural specialist at the Smithsonian's National Museum of the American Indian in Washington, D.C.

This post was originally published on October 7, 2018. It has been updated for Indigenous People's Day 2019 and 2020.

**Tags:**

[American History](#), [Education](#), [Learning](#), [Native](#)



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# ZINN EDUCATION PROJECT



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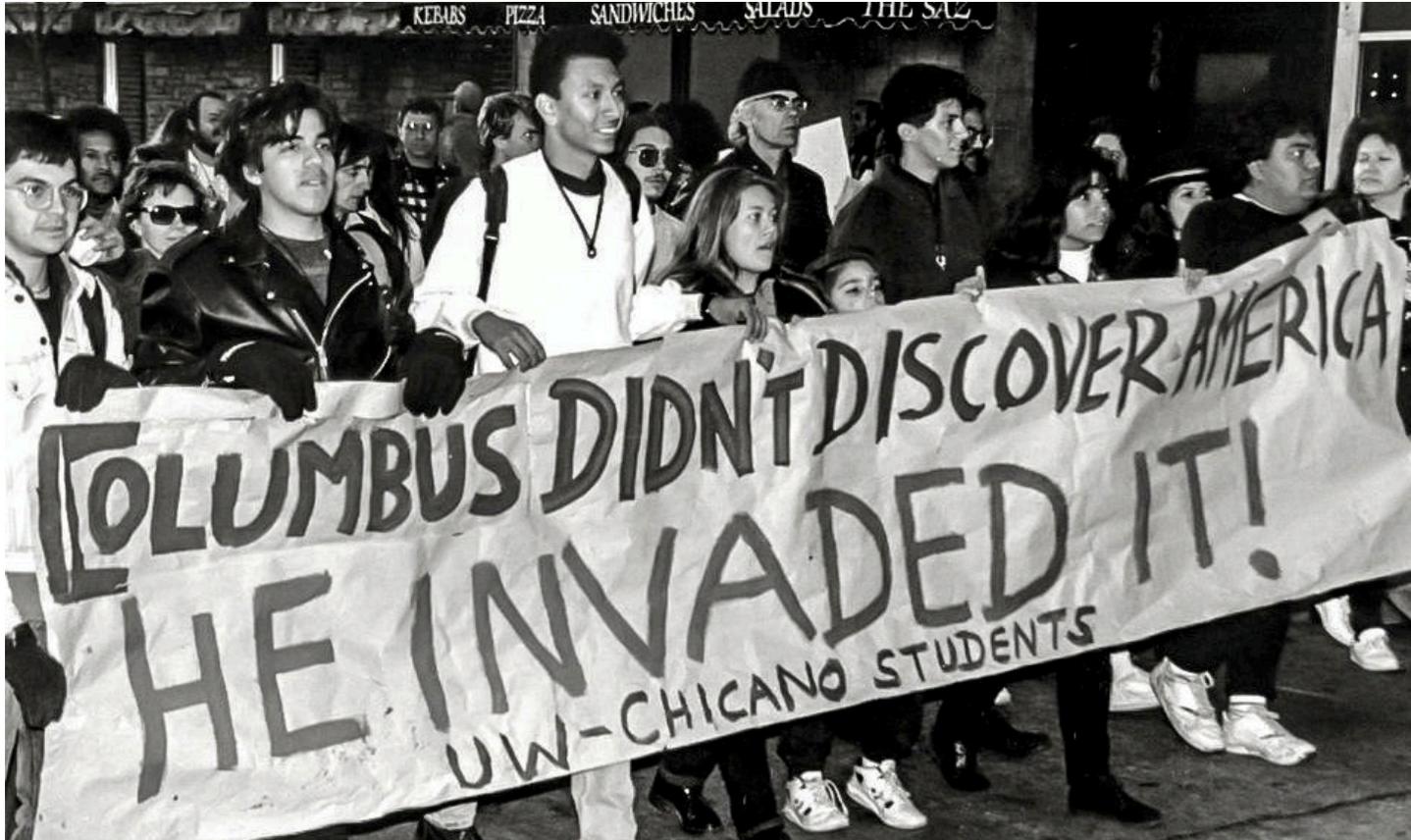
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## **Time to Abolish Columbus Day**

October 4, 2015

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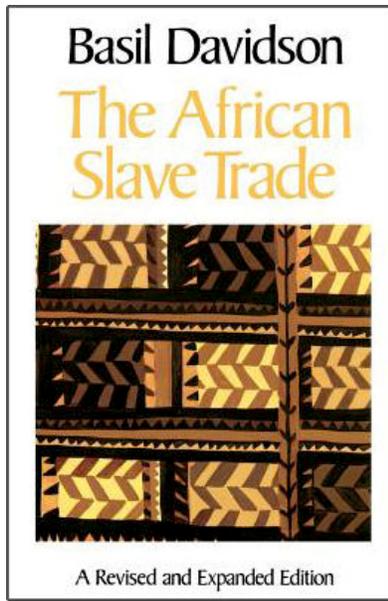


**By Bill Bigelow**

Once again this year many schools will pause to commemorate Christopher Columbus. Given everything we know about who Columbus was and what he launched in the Americas, this needs to stop.

Columbus initiated the trans-Atlantic slave trade, in early February 1494, first sending several dozen enslaved Taínos to Spain. Columbus described those he enslaved as “well made and of very good intelligence,” and recommended to King Ferdinand and Queen Isabella that taxing slave shipments could help pay for supplies needed in the Indies. A year later, Columbus intensified his efforts to enslave Indigenous people in the Caribbean. He ordered 1,600 Taínos rounded up—people whom Columbus had earlier described as “so full of love and without greed”—and had 550 of the “best males and females,” according to one witness, Michele de Cuneo, chained and sent as slaves to Spain. “Of the rest who were left,” de Cuneo writes, “the announcement went around that whoever wanted them could take as many as he pleased; and this was done.”

Taíno slavery in Spain turned out to be unprofitable, but Columbus later wrote, “Let us in the name of the Holy Trinity go on sending all the slaves that can be sold.”



The eminent historian of Africa, Basil Davidson, also assigns responsibility to Columbus for initiating the African slave trade to the Americas. According to Davidson, the first license granted to send enslaved Africans to the Caribbean was issued by the king and queen in 1501, during Columbus's rule in the Indies, leading Davidson to dub Columbus the "father of the slave trade."

From the very beginning, Columbus was not on a mission of discovery but of conquest and exploitation—he called his expedition *la empresa*, the enterprise. When slavery did not pay off, Columbus turned to a tribute system, forcing every Taíno, 14 or older, to fill a hawk's bell with gold every three months. If successful, they were safe for another three months. If not, Columbus ordered that Taínos be "punished," by having their hands chopped off, or they were chased down by attack dogs. As the Spanish priest [Bartolomé de las Casas](#) wrote, this tribute system was "impossible and intolerable."

And Columbus deserves to be remembered as the first terrorist in the Americas. When resistance mounted to the Spaniards' violence, Columbus sent an armed force to "spread terror among the Indians to show them how strong and powerful the Christians were," according to the Spanish priest Bartolomé de las Casas. In his book *Conquest of Paradise*, Kirkpatrick Sale describes what happened when Columbus's men encountered a force of Taínos in March of 1495 in a valley on the island of Hispaniola:

The soldiers mowed down dozens with point-blank volleys, loosed the dogs to rip open limbs and bellies, chased fleeing Indians into the bush to skewer them on sword and pike, and [according to Columbus's biographer, his son Fernando] "with God's aid soon gained a complete victory, killing many Indians and capturing others who were also killed."

All this and much more has long been known and documented. As early as 1942 in his Pulitzer Prize winning biography, *Admiral of the Ocean Sea*, Samuel Eliot Morison wrote that Columbus's policies in the Caribbean led to "complete genocide"—and Morison was a writer who admired Columbus.



A woodcut by Theodor De Bry, in the 16th century, based on the writings of Bartolome de las Casas.

If Indigenous peoples' lives mattered in our society, and if Black people's lives mattered in our society, it would be inconceivable that we would honor the father of the slave trade with a national holiday. The fact that we have this holiday legitimates a curriculum that is contemptuous of the lives of peoples of color. Elementary school libraries still feature books like *Follow the Dream: The Story of Christopher Columbus*, by Peter Sis, which praise Columbus and say nothing of the lives destroyed by Spanish colonialism in the Americas.

No doubt, the movement launched 25 years ago in the buildup to the Columbus Quincentenary has made huge strides in introducing a more truthful and critical history about the arrival of Europeans in the Americas. Teachers throughout the country [put Columbus and the system of empire on trial](#), and write stories of the so-called discovery of America from the standpoint of the people who were here first.

But most textbooks still tip-toe around the truth. Houghton Mifflin's *United States History: Early Years* attributes Taíno deaths to "epidemics," and concludes its section on Columbus: "The Columbian Exchange benefited people all over the world." The section's only review question erases Taíno and African humanity: "How did the Columbian Exchange change the diet of Europeans?"



Peter Sis' interpretation of Columbus' arrival in the Americas in "Follow the Dream."

Too often, even in 2015, the Columbus story is still young children's first *curricular* introduction to the meeting of different ethnicities, different cultures, different nationalities. In [school-based literature on Columbus](#), they see him plant the flag, and name and claim "San Salvador" for an empire thousands of miles away; they're taught that white people have the right to rule over peoples of color, that stronger nations can bully weaker nations, and that the only voices they need to listen to throughout history are those of powerful white guys like Columbus. Is this said explicitly? No, it doesn't have to be. It's the silences that speak.

For example, here's how Peter Sis describes the encounter in his widely used book: "On October 12, 1492, just after midday, Christopher Columbus landed on a beach of white coral, claimed the land for the King and Queen of Spain, knelt and gave thanks to God..." The Taínos on the beach who greet Columbus are nameless and voiceless. What else can children conclude but that their lives don't matter?

Enough already. Especially now, when the Black Lives Matter movement prompts us to look deeply into each nook and cranny of social life to ask whether our practices affirm the worth of every human being, it's time to rethink Columbus, and to abandon the holiday that celebrates his crimes.

More cities — and school districts — ought to [follow the example of Berkeley, Minneapolis, and Seattle](#), which have scrapped Columbus Day in favor of Indigenous Peoples' Day — a day to commemorate the resistance and resilience of Indigenous peoples throughout the Americas, and not just in a long-ago past, but today. Or what about studying and honoring the people Columbus enslaved and terrorized: the Taínos. Columbus said that they were gentle, generous, and intelligent, but how many students today even know the name *Taíno*, let alone know anything of who they were and how they lived?

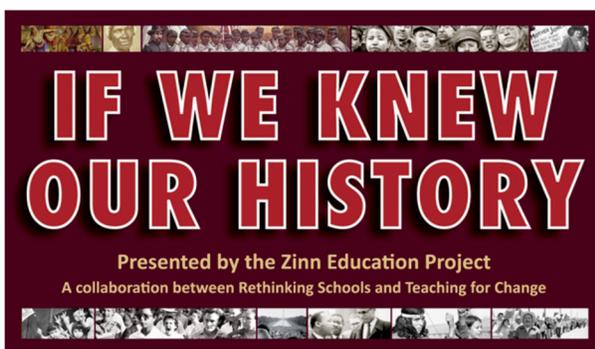


In 2014, the Seattle City Council adopted a resolution to celebrate Indigenous Peoples' Day, not Columbus Day. Source: [Flickr/Vanessa](#).

Last year, Seattle City Councilmember Kshama Sawant put it well when she explained Seattle's decision to abandon Columbus Day: "Learning about the history of Columbus and transforming this day into a celebration of Indigenous people and a celebration of social justice ... allows us to make a connection between this painful history and the ongoing marginalization, discrimination, and poverty that Indigenous communities face to this day."

We don't have to wait for the federal government to transform Columbus Day into something more decent. Just as the climate justice movement is doing with fossil fuels, we can organize our communities and our schools to divest from Columbus. And that would be something to celebrate.

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This article is part of the Zinn Education Project's [If We Knew Our History](#) series.

Published on: [Huffington Post](#) | [Common Dreams](#) | [AlterNet](#).

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## Image Credits

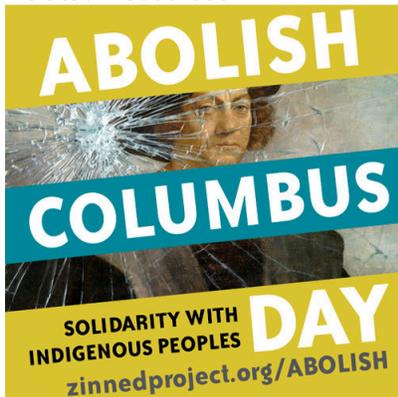
- Columbus protest: [UW-Madison Archives](#)



**Bill Bigelow** is curriculum editor of *Rethinking Schools* magazine and co-director of the Zinn Education Project. He the author and co-editor of numerous publications including *Rethinking Columbus: The Next 500 Years* and *A People's Curriculum for the Earth: Teaching Climate Change and the Environmental Crisis*.

[Read More](#)

[Related Resources](#)



[News](#)

## **Abolish Columbus Day Campaign**

In solidarity with Indigenous peoples throughout the world, the Zinn Education Project has joined the campaign to [Abolish Columbus Day](#). Celebrating Columbus means celebrating colonialism, celebrating racism, celebrating genocide. It's time that instead we paid tribute to the people who were here first, who are still here, and who are leading the struggle for a sustainable planet.



Teaching Activities (Free)

## Discovering Columbus: Re-reading the Past

Teaching Activity. By Bill Bigelow. Rethinking Schools.

How to engage students in a critical analysis of the textbook version of “discovery.”



THE PEOPLE vs. COLUMBUS, et al.

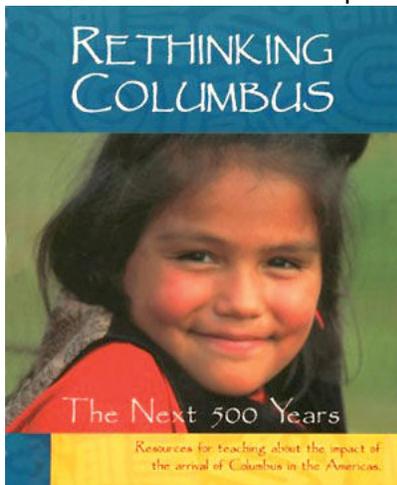


Teaching Activities (Free)

## The People vs. Columbus, et al.

Teaching Activity. By Bill Bigelow. 9 pages. Rethinking Schools.

A trial role play asks students to determine who is responsible for the death of millions of Taínos on the island of Hispaniola in the late 15th century.

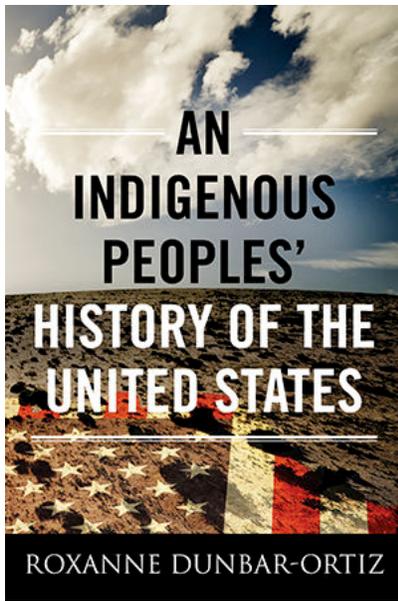


Teaching Guides

## Rethinking Columbus: The Next 500 Years

Teaching Guide. Edited by Bill Bigelow and Bob Peterson. 192 pages. 2003. Rethinking Schools.

Readings and lessons for grades 5 to 12 about the impact and legacy of the arrival of Columbus in the Americas.



Books: Non-Fiction

### **An Indigenous Peoples' History of the United States**

Book – Non-fiction. By Roxanne Dunbar-Ortiz. 2015.

Four hundred years of Native American history from a bottom-up perspective.



Films

### **The Columbus Controversy: Challenging How History Is Written**

Film. Written, directed, and produced by Nick Kaufman. 1992. 23 minutes.

Contrasting views and scenes from the classroom on teaching about Columbus.



Profiles

### **Italian Americans Who Fought for Justice**

Profile.

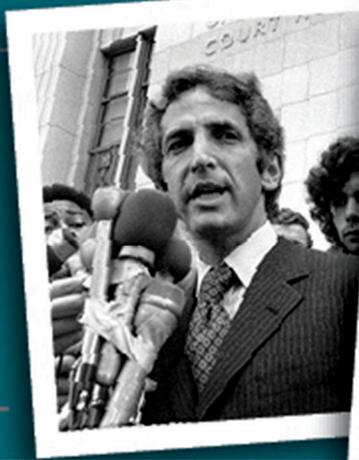
Brief bios of people of Italian heritage who were committed to social justice.

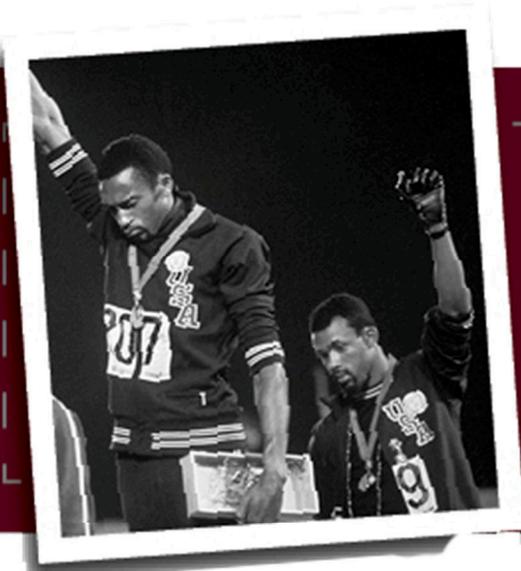
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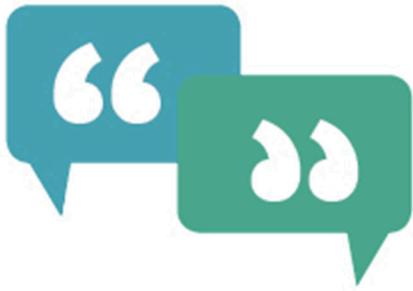
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**THIS DAY IN HISTORY**





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Web design and development by [new target, inc](#)

Design elements by [Lauren Cooper](#).

[Privacy Policy](#)

## Freedom of Information Act Request

Request Submitted to: **FOIA Officer(s) – Lisa Bischoff, Asst.**  
**Diamond Lake District 76**  
**26156 N. Acorn Ln**  
**Mundelein, IL 60060**

Date Requested: March 8, 2021

Request Submitted by:  E-mail       U.S. Mail       Fax       In-Person

Name of Requester: Tim Courtney

Street Address: 52 Kings Cross Drive

City/State/Zip: Lincolnshire, IL 60069

Telephone (Optional): \_\_\_\_\_ E-mail (Optional): ckcckc52@gmail.com

### Records Requested:

For the years 2015-2021, please provide the following as they relate to your district\*(see bottom):

- All Decision Insite enrollment projection reports, including without limitation, Moderate and Conservative reports from Decision Insite including full back up documentation for each report.
- All other types of enrollment projection reports, including without limitation, other 3<sup>rd</sup> party reports or internal projections including full back up documentation for each report

Do you want to receive copies of the documents?  YES       NO

Do you want to review the documents in the District Office? \_\_\_\_\_ YES       NO

Do you want paper copies or electronic copies? \_\_\_\_\_ Paper       Electronic

If you want electronic copies, please indicate the format in which you would like to receive them:

.pdf preferred

\*Please provide breakdown (if the source provided) for the following:

### Schools

West Oak Middle School (5-8)

Diamond Lake (2-4)

Fairhaven (pre-K-1)

Note: This is not for commercial purposes



# Diamond Lake School District 76

Embrace Empower Excel Each Child Each Day

March 9, 2021

Via Email

Mr. Tim Courtney  
52 Kings Cross Drive  
Lincolnshire, IL 60069  
ckcckc62@gmail.com

## RE: RESPONSE TO FOIA REQUEST

Dear Mr. Courtney,

Thank you for writing Diamond Lake School District 76 with your request for information Pursuant with 5ILCS140/1 et seq,. This email responds to your Freedom of Information Act (FOIA) request dated 3/8/2021 for:

For the years 2015-2021, please provide the following as they relate to your district\*(see bottom):

- All Decision Insite enrollment projection reports, including without limitation, Moderate and Conservative reports from Decision Insite including full back up documentation for each report.
- All other types of enrollment projection reports, including without limitation, other 3<sup>rd</sup> party reports or internal projections including full back up documentation for each report

We have attached sixth day attendance overviews for the years 2015-2021.

Sincerely,

Bhavna Sharma-Lewis, Ph.D.  
Superintendent of Schools



## Sixth Day Enrollment Overview:

	General Education	SEDOL/Outplaced	Grand Total
2014/15	1063	6	<b>1069</b>
2015/16	1018	11	<b>1029</b>
2016/17	1002	14	<b>1016</b>
2017/18	983	16	<b>999</b>
2018/19	959	12	<b>971</b>
2019/20	956	35	<b>991</b>
2020/21	862	15	<b>877</b>



2020/21 Board of Education Meetings <small>Approved: 5/19/2020</small>		
Committee	Business	Special Meetings/Public Hearings
*	7/21/2020	
8/04/2020 Summer School Update	8/25/2020	
9/01/2020	9/15/2020	9/15/2020 Budget Hearing
10/06/2020	10/20/2020	
Federal Election Day Holiday - meeting cancelled 10.6.2020	11/17/2020	
*	12/15/2020	12/15/2020 Levy Hearing
*	1/19/2021	
2/02/2021	2/16/2021	
3/02/2021	3/16/2021	
4/06/2021	4/20/2021	
5/04/2021	5/18/2021	
6/08/2021	6/22/2021	

\*One meeting is scheduled for the months of July, December & January.

All Board Meetings will begin at 7:00 PM  
 at West Oak Campus, 500 Acorn Lane, Mundelein, IL 60060

## SPECIAL EDUCATION DISTRICT OF LAKE COUNTY

18160 W Gages Lake Road. Gages Lake, Illinois 60030-1819

847-548-8470 Fax 847-548-8472. VP 224-207-8476

[www.sedol.us](http://www.sedol.us)



**Valerie M. Donnan, M.Ed.**  
*Superintendent*

### **Governing Board Meeting Summary Wednesday, March 3, 2021**

The Governing Board meeting was structured to allow public viewing and public comment via webinar. Registration was through the link provided and up to the start of the webinar. The public was able to register for public comment until 6:30 p.m.

#### **PLEDGE, AGENDA AND MINUTES**

Following the call to order, roll call and pledge by President McHugh, the Board accepted the agenda and approved the minutes.

#### **PUBLIC COMMENT**

Public Comment was afforded to the general public via a web-conference registration link. There were no Public Comments.

#### **SUPERINTENDENT CONTRACT**

The Executive Board recommended approval of the renewal contract between SEDOL and Superintendent Valerie Donnan. The contract was approved by the Governing Board.

#### **APPOINTMENT OF NOMINATING COMMITTEE FOR GOVERNING BOARD OFFICERS**

Information was presented regarding the need to appoint three Governing Board members to a nominating committee to develop recommendations for the offices of Governing Board President and Secretary. The committee should make its recommendations known to Governing Board members 30 days prior to the June meeting. Governing Board members interested in serving on the nominating committee were asked to call Recording Secretary Sara Martinez or Superintendent Val Donnan.

#### **APPOINTMENT OF NOMINATING COMMITTEE FOR EXECUTIVE BOARD MEMBERS**

Information was presented regarding the need to establish a nominating committee to recommend appointments to the Executive Board. The committee is composed of one Governing Board member, two Executive Board members and the Regional Superintendent of Schools. The committee should make its recommendations known to Governing Board members 30 days prior to the June meeting. Governing Board members interested in serving on the nominating committee were asked to call Recording Secretary Sara Martinez or Superintendent Val Donnan. Mrs. McHugh noted that there is still an open seat on the Executive Board that is needed to be filled by a Governing Board member.

#### **POST-ISSUANCE TAX COMPLIANCE REPORT FOR THE SERIES 2015-B BONDS**

Ms. Watson explained that the post-issuance tax compliance report is a report that must be made every year in order to remain in compliance with reporting requirements for the Series 2015 Bonds. She reported that everything is in order and there is nothing unusual to report.

#### **FILING FINANCIAL INFORMATION WITH EMMA FOR THE SERIES 2015-B**

Ms. Watson explained that the filing of financial information with the Electronic Municipal Marketing Access (EMMA) is a report that must be made every year in order to remain in compliance with reporting requirements for the Series 2015 Bonds.

#### **PROGRAM REPORTS**

Superintendent Donnan reported:

- On March 15<sup>th</sup> SEDOL hybrid programs will begin to attend five days a week.
- ISBE complaint has been determined that SEDOL is in compliance from November, 2019.

- Dr. Ross Greene, author of Lost at School, contacted Gages Lake School Principal, Meagan Dwyer to recognize the book studies being completed by her and the Gages Lake School staff.
- Member district high schools and a few Fairhaven transition students are going to Cyd Lash Academy(CLA) for their vocational experiences. This allows the students to leave the classroom setting and go to “work” to learn new skills.
- Project SEARCH offers a full day of work experience for high school students. These students work on campus as interns and are SEDOL employees this year. Traditionally, they are at Sedgebrook in Lincolnshire.
- Students at Laremont participated in the Great Kindness Challenge. One of the school-wide projects, led by teacher Andre Probst, involved the students making cards for children in the hospital. Appreciation was also given to medical staff at Condell.
- Two students from CLA were recognized for Leadership and Academic gains and chosen as CLA Students of the Year by the Grayslake Exchange Club.
- South School and a DHH student transitioned back to their home district. These students took on leadership roles within their buildings.
- The SEDOL Equity Team has learning and will begin to plan or continue to build equity throughout SEDOL.
- HumanEx Leadership Teams continue to meet focused on SEDOL’s climate and culture.

**OPEN FORUM**

Mrs. McHugh reported that the June 2, 2021 Governing Board will be in person.

**ADJOURNMENT**

With no other items to discuss, the Board acted to adjourn the meeting.

:sm 3/8/2021

**2020-21 Executive Board Meeting Schedule** *SEDOL Office Bay Room*

- Thursday, March 18, 2021 – 9:30 a.m.
- Thursday, April 8, 2021 – 9:30 a.m.
- Thursday, April 22, 2021 – 9:30 a.m.
- Thursday, May 27, 2021 – 9:30 a.m.
- Thursday, June 24, 2021 – 9:30 a.m.
- Thursday, July 22, 2021 – 9:30 a.m.

*Special Meeting to Review Tentative Budget*

**2020-21 Governing Board Meeting Schedule**

- Wednesday, June 2, 2021 – 7:00 p.m.

# THE SPECIAL EDUCATION DISTRICT OF LAKE COUNTY

EXCEPTIONAL SERVICES FOR EXCEPTIONAL STUDENTS

MARCH 2021

## LEADERSHIP TEAMS ACROSS THE DISTRICT

### Val Donnan, Superintendent

SEDOL Leadership Teams continue to meet on a regular basis across the district. Each program has a team who created action steps to support specific goals tied to the data from the SEDOL Climate and Culture Survey. Due to the dedication and commitment of SEDOL staff, the climate and culture continues to improve as the teams work to support their colleagues. Activities including acts of kindness and gratitude; discussions, proposals, and purchasing of specific tools based on student and staff needs; and clear procedures are some of the action steps that have been completed by one or more of the teams. SEDOL continues to be committed to their mission of “Exceptional Services for Exceptional Services” within the Leadership Teams. Also, a targeted focus on SEDOL Core Values; People, Quality, Service and Community Partners has been implemented. Agendas aligning to SEDOL Core Values and “Evidence of Exceptional Services” are being shared at team meetings and SEDOL Executive Board meetings are a few. Working together as a community has made a difference through this unprecedented year and SEDOL is grateful for the following individuals who make up the SEDOL Leadership Teams:



Thank you to Tim Thul, SEDOL Operations for the visual

Silky Ansari	Megan Goedken	Sarah Lingle	Nicole Richter	Erin Tidd
Judith Assmann	Brittany Greig	Peggy Lynch	Debra Roberts	Lisa Treslo
Luther Bennet	Renee Hageli	Erin MacDonald	Daniel Russert	Amy Venditti
Katie Boornazian	Christi Hale	Pam Magna	Shaun Saville	Shirley Villacis
Amy Byrne	Kristine Haydock	Kristen Mantzoros	Allison Schmitt	Ann Watson
Sarah Carey	Christopher Howes	Maggie Markham	Karen Schreck	Barbara Watson
Jennifer Chumbley	Delsy Hughes	Jill Mattner	Maria Sciacca	Kelly Weakley
Gina Costa	Jussara Huseby	Ashley Merkel	Sharon Springer	Derek Williamson
Tegan Dittmer	Victoria Ioakimidis	Melanie Miller	Alexa Stephens	Julie Wilt
Valerie Donnan	Steve Jacobson	Evan Myer	Donna Strollo	Lisa Winston
Meagan Dwyer	Tim Jones	Jeff Nussbaum	Laura Sturewagen	Pam Winters
Lyn Edwards	Barbara Joy	Michael O'Brien	Ann Subry	Laura Wojcik
Pam Evans	Michael Karner	Janet Ognibene	Alexa Svetlecich	Kathy Wood
Beth Field	Paula Katz-Urbine	Kelly Olsen	Julie Sweeney-Grana	Denine Yeazell
Patricia Fedsbo	Sue Kruckman	Mike Paloucek	Amber Swiderek	Rebecca Zaslavsky
Korine Fiorito	Amy Koester	Vickie Pecoraro	Megan Swirsley	
Grettel Gamboa	Colleen Landshof	Andre Probst	Megan Tackes	
Ann Gear	Cheryl Lardner	Susan Richey	Debra Thomas	

# SIGN LANGUAGE CLASSES AT JOHN POWERS CENTER

---

Ann Subry, SEDOL Foundation Executive Director

For over 20 years, the SEDOL Foundation has been the proud sponsor of the John Powers Center Sign Language classes that are offered to parents and caregivers of deaf and hard of hearing students. The class is also open to the community.

Nationally, the percentage of families that learn to communicate fluently with their children who use American Sign Language (ASL) is only 15%. The goal of this program is to have 100% of our families communicate with their child who is deaf or hard of hearing. Many of our families do not have the means to pay for the opportunity to attend the ongoing ASL instruction that they need. As an incentive to learn, we offer classes free of charge to SEDOL families who have a child who benefits from ASL, if they attend at least 6 out of 8 classes per session.

Alyssa Stockwell, SLP and ASL Class Program Coordinator, states that “Our mission is to provide students who are deaf and hard of hearing with exceptional services. Our goal is that our students lead independent, productive, and meaningful lives. When families are able to communicate with each other, communication barriers are broken and our students have a greater opportunity to reach their full potential as successful deaf and hard of hearing adults. The program provides affordable, quality ASL classes for families, SEDOL staff members, and community members, while increasing the success rate of our students emotionally and academically.”

The staff provide three, eight-week sessions of ASL classes. The sessions are “Fall,” “Winter,” and “Spring.” We offer three skill levels of sign, including Level 1, Level 2, and Level 3. In order to best serve our families, we have introduced two Family ASL classes, English and Spanish, that invite parents, siblings, and extended family members to learn ASL together. Many of our families have young children, therefore, we provide childcare for our SEDOL families. Due to the significant number of families who are Spanish speaking, we provide a Spanish class or a Spanish translator.

Like everything else during the 2020-2021 school year, ASL classes have had to go to a virtual platform. Alyssa and her team have done an amazing job adapting the curriculum and classes continue to be interactive and full!

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## CYD LASH ACADEMY STUDENTS RECOGNIZED BY GRAYSLAKE EXCHANGE CLUB

Every year the Grayslake Exchange Club, a service club in Grayslake, recognizes two Cyd Lash Academy students as Students of the Year, Siris Ramos and Liam Griffin. These students are recognized for their contributions both inside and outside the classroom and are chosen by their teachers and support staff.

Siris's efforts in the classroom allowed him to graduate a semester early. During his time at Cyd Lash he developed a love for culinary arts. He will be continuing his education and pursuing a job in the culinary arts field. Liam has also excelled and has been a leader in the classroom. As he finishes his senior year, he is taking classes at the Lake County Tech Campus. When he graduates in May he will be certified as an EMT. Both recipients received a plaque and an Amazon gift card.

# GRADUATION SUCCESS STORIES

Mike O'Brien, Principal, Cyd Lash Academy

Cyd Lash Academy Graduate Chyna Bolton has been some unlikely places since graduating in the spring of 2018 and serving full time in The US Army. Her path with the Army has taken her through boot camp in South Carolina, to being stationed in Kansas, to the top of a water tower in recent weeks.

Chyna is currently serving as a Private First Class (PFC) in the Army while based at Fort Sheridan. In recent months she has received training to be a Wind Turbine and Cell Tower Technician. Part of this training included her climb to the top of a water tower. Although this isn't for the weak of heart, Chyna reports that it wasn't as scary as you might think. Chyna had done some small climbs while a student at Cyd Lash Academy and had shown an ability to face any fears related to being "up in the air".



When asked about boot camp, Chyna reported that it was as bad as everyone said it would be. She completed boot camp at Fort Jackson in South Carolina and counted the relationships she made as some of the biggest gains for her. After graduating from boot camp, Chyna was stationed at Fort Riley in Kansas. While serving in Kansas, she had responsibilities related to barracks management and food service. Chyna was proud of the work she did in the kitchen and reported regular compliments coming her way. She stated that she took pride in the way she prepared food for both the cafeteria and meals that were delivered to the field.



Chyna reported that if she could give any advice to high school students it would be to develop goals and go for it. She went on to explain "the challenges might be extreme and it might be hard, but don't quit even if people tell you it isn't worth it because you can get there and with hard work it will work out in the end". She is looking forward to serving in the Army reserves while exploring civilian life as a contracted wind and cell tower technician.

CLA Graduate Chyna Bolton - Class of 2018

## ELP VIRTUAL ASSEMBLY

Andre Probst, Teacher, Laremont School



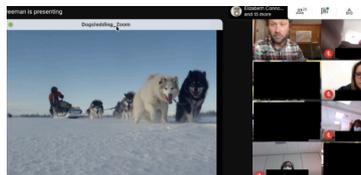
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While school wide assemblies look different during this pandemic, the students at Laremont School enjoyed learning about dog sledding during a virtual assembly on Tuesday, February 9th, 2021. Wilderness Dave and Amy Freeman from Minnesota are worldwide adventurers who have gone on multiple dog sledding excursions and have been featured in National Geographic. They taught the students at Laremont via Google Meet all about the dogs and their travels. The Freemans have Inuit dogs and compared them to Alaskan Huskies. They showed how they put the harness on one of their dogs, Iris, and explained the various commands they give the dogs on their dog sledding expeditions. They even showed the sleeping bags they sleep in to stay warm in the frigid cold conditions on their trips.

Prior to the virtual assembly, the Laremont Curriculum Committee created and compiled curriculum resources for teachers and staff to use with their students. Among the resources included reading and comprehension activities on the Iditarod and counting lessons. In addition, the transition pod read the adapted version of “Call of the Wild” with their students.

A huge highlight of the assembly was having the students ask Wilderness Dave and Amy questions on their speech generated devices. Some of the questions students asked included what was their best part of their job, which the Freemans responded to was going on expeditions and teaching students in assemblies, and what their favorite adventure was, which was spending one year in the wilderness. The students were engaged throughout the entire assembly. It was definitely a remarkable experience for the Laremont students to explore what dog sledding life is like!

To learn more about Dave and Amy Freeman, go to [freemanexplore.com](http://freemanexplore.com)



## VISION RESOURCE HAPPENINGS

Pam Magna, SEDOL Sector Supervisor

Our Resource classroom welcomed students back in person on February 1st and they have been very busy ever since, providing exceptional services for exceptional students. This classroom is taught by Pam Winters with the assistance of your paraprofessional Ann Beres. It is located at River Trail School in Gurnee. Here is a little look into what they have been up to. Two of our students completed virtual basketball camp. This was a great opportunity for them to learn the rules of the game and make some new friends, virtually.

Another one of our students was inducted into the Junior National Honors Society. Due to his hard work and dedication, he earned the grades necessary to be part of this elite group. One of our students and Mrs. Winters are learning how to use the new Mantis Q40 keyboard and braille display they received from the state instructional materials center for students with visual impairments. We have two students who are working on grids and mapping in Math, which will help them develop their independent travel skills for future travels. And these two intend to travel.

Finally, one of our students just started reading C-V-C words in braille using the letters she's learned in the classroom using the Superkids reading program. Vision Resource is a very busy place. Our staff and students have been hard at work and we appreciate all their successes.

## RACIAL EQUITY FACILITATOR TRAINING

Laura Wojcik, Asst. Supt. of Educational Services

This school year began with all SEDOL staff participating in an Equity Literacy training with Paul Gorski. Equity literacy is a comprehensive approach for creating and sustaining equitable schools. The foundations of equity literacy are (1) a commitment to deepening individual and institutional understandings of how equity and inequity operate in organizations and societies, and (2) the individual and institutional knowledge, skills, and will to vigilantly identify inequities, eliminate inequities, and actively cultivating equity. At the individual level, when we embrace equity literacy we learn to become a threat to the existence of inequity and an active cultivator of equity in our spheres of influence ([equityliteracy.org](http://equityliteracy.org)).

Twelve SEDOL staff members were selected to join SEDOL's equity team and spent ten hours total after school in February to attend a Racial Equity Facilitator training with Marceline DuBose and Paul Gorski. We participated in enlightening conversations, learning not only from the presenters but from each other throughout each session. SEDOL is committed to providing an equitable learning environment for both students and staff. Look for more information from this committee regarding next steps for SEDOL.

## FAIRHAVEN STUDENTS AND STAFF ARE SO HAPPY TO BE BACK AT SCHOOL AND EXPLORING ALL OF OUR NEW TECHNOLOGY!



# VOCATIONAL SERVICES

Kelly Olsen, Director of Instructional Services

SEDOL's vocational services are currently based at Cyd Lash. Our students have been working on a variety of tasks to increase their employability skills. The students have been using ONEder and Teachtown Transition curriculums in our groups sessions. The vocational department has partnered with our worksites to create individual work kits. Each work kit is directly related to the job tasks that they would complete at the work site. For example, a student at Olive Garden would be working on preparing sugar cups with an assortment of sweeteners that would be used in the restaurant, rolling silverware, and learning table numbers and the specific items on the menu. We are excited to continue working with our job sites to create real life job experiences for our students.



## SAVE-THE-DATE: GRADUATIONS/RETIREMENT CEREMONY

**ELP/SAB 8th grade at Laremont at 10:30 a.m. on May 20th**

**SEDOL Staff Retirement Ceremony at 4:00 p.m. on May 20th**

**Transition Recognition Night ELP, LASSO 3, Supported, Community and REACH at 6:30 p.m. on May 20th**

**ELP/SAB HS at Laremont at 9:00 a.m. on May 21st**

**CLA at 10:30 a.m. on May 21st**

**Fairhaven 8th and HS at 1:00 p.m. on May 21st**

**South 8th grade at 1:00 p.m. - May 27th**

## SEDOL NEWS CONTRIBUTORS

Val Donnan, *Superintendent*

Ann Subry, *SEDOL Foundation Executive Director*

Kristen Mantzoros, *School Psychologist*

Andre Probst, *Teacher, Laremont School*

Laura Wojcik, *Asst. Supt. of Educational Services*

John Firak, *Data Specialist*

Pam Magna, *SEDOL Sector Supervisor*

Mike O'Brien, *Principal, Cyd Lash Academy*

Kelly Olsen, *Director of Instructional Services*